bustadkreditt
sogn og fjordane

Annual Report
2022

Contents

FRONT COVER PHOTO: Michaela Klouda
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ENGLISH TRANSLATION: Språkverkstaden

Key figures

FIGURES IN 000S OF NOK	31 Dec. 2022 / Full-year 2022	31 Dec. 2021 / Full-year 2021
INCOME STATEMENT		
Profit/loss after taxation	118 912	183 273
Net interest margin	0,74 %	1,04 %
Profit/loss after tax as a % of average total assets	0,46 %	0,77 %
KEY BALANCE SHEET FIGURES		
Gross loans to customers	27 938 103	23 309 972
Loss allowance	21 587	10 158
Equity	2 280 444	1 944 532
Total assets	28 328 634	23 716 815
Average total assets	25 843 097	23 692 219
OTHER KEY FIGURES		
Cost-to-income ratio	7,06 %	4,85 %
Impairment loss as a % of gross loans	0,04 %	0,00 %
Loss allowance as a % of gross loans	0,08 %	0,04 %
Return on equity after tax *)	6,42 %	10,21 %
Capital adequacy ratio	20,57 %	19,48 %
Liquidity Coverage Ratio (LCR)	440 %	707 %
Net Stable Funding Ratio (NSFR)	104 %	
YEAR-ON-YEAR BALANCE SHEET GROWTH		
Growth in total assets	19,45 %	5,96 %
Growth in customer lending	19,85 %	6,78 %
INFORMATION ABOUT THE LOAN PORTFOLIO		
Surplus value of cover pool (NOK millions)	6 162	2 779
Surplus value of cover pool (%)	28,8 %	13,6 %
Loan-to-value ratio, indexed	56,9 %	55,6 %
Loan-to-value ratio, not indexed	60,6 %	59,6 %
Face value of covered bonds issued (NOK millions)	21 436	20 400
Substitute assets other than loans (NOK millions)	136,1	142,1
Weighted average time since issue of loans (years)	3,3	3,4
Weighted average remaining term of loans (years)	19,8	19,2
Proportion of variable-rate loans	100,0 %	99,9 %
Proportion of fixed-rate loans	0,0 %	0,1 %
Proportion of flexible mortgages	12,5 %	13,9 %
Average loan value (NOK millions)	1,57	1,55
Number of loans	17 818	15 057
Proportion of loans secured by an overseas property	0 %	0 %

*) Calculated using the opening equity balance adjusted for capital increases and dividend payments.

Annual Report 2022

Highlights

Bustadkreditt Sogn og Fjordane AS is a wholly-owned subsidiary of Sparebanken Sogn og Fjordane, based at the bank's head office in Førde.

In January 2009 Sparebanken Sogn og Fjordane was licensed by the Financial Supervisory Authority of Norway to set up a mortgage credit institution that would issue covered bonds. By the end of 2022 it had issued covered bonds with a face value of NOK 21.4 billion, and in December 2019 it issued its first "green" bond. At the end of 2022, the Company had issued NOK 1.9 billion of green bonds. For more information about the regulatory framework for green bonds, please see our website.

The total value of the Company's cover pool was NOK 27.6 billion. The value of the cover pool is therefore 28.8% more than that of the covered bonds issued. The cover pool was made up of residential mortgages with a gross value of NOK 27.9 billion, as well as bank deposits with a total value of NOK 136.1 million. Bank deposits are considered substitute assets, which made up 0.49% of the total cover pool. 12.5% of the loan book was made up of flexible mortgages.

The establishment of Bustadkreditt Sogn og Fjordane AS was an important part of Sparebanken Sogn og Fjordane's strategy for securing long-term funding. The Company has also played a decisive role in enabling the bank to offer its customers mortgages on competitive terms. At the end of 2022, the Company held 17,818 mortgages.

The average loan-to-value ratio (weighted by initial value) was 56.9%, and the weighted average loan term was 19.8 years. The weighted average time since the loans were granted was 3.3 years. The average loan per customer was NOK 1.6 million. The Company's total gross lending grew by NOK 4,628 million over the past year.

The geographic distribution of our mortgage portfolio, based on the addresses of the borrowers, was as follows:

5 BIGGEST COUNTIES MEASURED BY LOAN VOLUME

County	Percentage
Vestland	73.7%
Oslo	9.9%
Viken	8.8%
Møre og Romsdal	1.9%
Rogaland	1.6%
Rest of Norway	4.1%
Total	**100%**

5 BIGGEST MUNICIPALITIES MEASURED BY LOAN VOLUME

Municipality	Percentage
Bergen	18.3%
Sunnfjord	15.5%
Kinn	12.0%
Oslo	9.9%
Sogndal	5.7%
Rest of Norway	38.6%
Total	**100%**

DISTRIBUTION BY LOAN VALUE

Loan value	Volume (NOK millions)
NOK 0–1 million	3,244
NOK 1–2 million	7,432
NOK 2–3 million	7,763
NOK 3–4 million	4,591
Over NOK 4 million	4,908
Total	**27,938**

Income statement

In 2022, the Company made an operating profit before loan impairment losses and tax of NOK 164.2 million. In 2022, the Company recognised a NOK 11.5 million charge for changes in expected credit losses.

Profit for the year after tax was NOK 118.9 million. In 2021, profit after tax came to NOK 183.3 million.

Total assets rose by NOK 4.6 billion over the past year, while net interest income increased by 22.3%.

Net interest income in 2022 amounted to NOK 191.4 million, which is equivalent to 0.74% of average total assets. The equivalent figure for 2021 was NOK 246.4 million in net interest income, which was 1.04% of average total assets.

In 2022, operating expenses were NOK 12.5 million, which was 7.1% of total operating income. Operating expenses in 2021 were NOK 12.0 million (4.85% of total operating income).

The Company has no employees, and it buys services from Sparebanken Sogn og Fjordane. All services are bought on market terms. The Company's biggest expense was the purchase of services from Sparebanken Sogn og Fjordane.

Expected credit losses and trends in assets in default

The Company follows Sparebanken Sogn og Fjordane's guidelines for assessing expected credit losses on loans, guarantees and undrawn credit facilities.

At the end of 2022, seventeen loans were more than 90 days past due, but no losses had been realised. In 2022, a NOK 11.5 million charge was recognised for net changes in expected credit losses. The total loss allowance on the balance sheet was NOK 21.6 million at the end of the year, equivalent to 0.04% of gross outstanding loans. That is a significant increase over the previous year. The reasons for this are an increase i n the likelihood of house prices falling and negative impacts on personal finances from rising interest rates and inflation. Default levels are monitored carefully.

Balance sheet and capital adequacy

Total assets have increased in line with the loan portfolio, and at 31 December 2022 they totalled NOK 28,329 million. That represents an increase of NOK 4,612 million over the past year. The Company borrows money from financial markets using covered bonds. In addition, the Company has good, long-term credit facilities with Sparebanken Sogn og Fjordane.

In 2022, the Company paid NOK 183 million in dividends to its parent company. This amount was equal to the Company's profit for 2021. The Company had NOK 2,280 million of equity at the end of the year, and during 2022 it raised NOK 400 million of additional share capital from its parent. All of the Company's equity is core Tier 1 capital, and its core Tier 1 capital adequacy ratio was 20.57%. Capital adequacy has been calculated by measuring credit risk using the standardised approach and operational risk using the basic indicator approach.

The Board of Directors considers the Company's equity to be satisfactory and adequate in relation to its activities and operations.

International rating

In September 2011, Bustadkreditt Sogn og Fjordane AS's covered bond programme was given a long-term rating of Aaa by the credit rating agency Moody's. This rating has remained unchanged since then. After Moody's revised its rating system in 2015, and after Sparebanken Sogn og Fjordane was upgraded to A1, Bustadkreditt Sogn og Fjordane AS's Aaa rating is considered stronger than before.

Guarantees and mortgages

The Company has not issued any kind of guarantees. Nor has it issued any collateral, except residential mortgages and the substitute assets in the cover pool. Residential mortgages and substitute assets are collateral for the covered bonds.

Risk

Under its licence as a credit institution, Bustadkreditt Sogn og Fjordane AS is subject to laws, regulations and rules that set limits on the risk to which it can be exposed. The Board of Directors and CEO are responsible for establishing risk management procedures, and for ensuring that they are adequate and in compliance with laws and regulations.

Bustadkreditt Sogn og Fjordane AS is exposed to credit risk, operational risk, liquidity risk and market risk. Credit risk is the most significant of these. Limits have been set on exposure to the various classes of risk. The Board considers it a priority for the Company to maintain a low risk exposure.

Credit risk

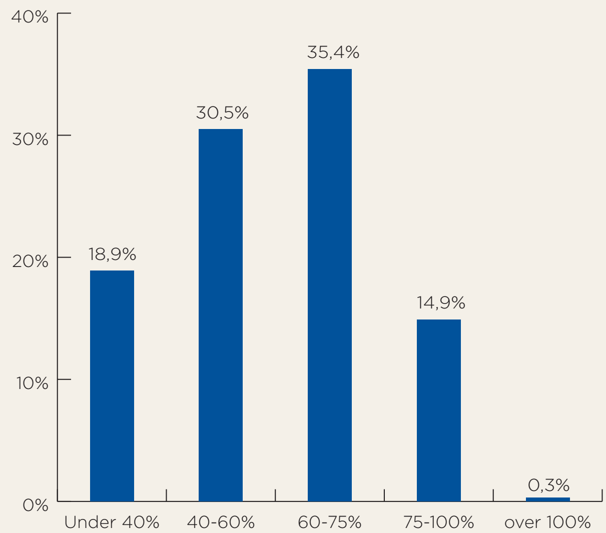
Credit risk is the danger of losing money as a result of customers or counterparties being unable or unwilling to meet their obligations to Bustadkreditt Sogn og Fjordane AS.

The Company has its own rules on which loans it can buy from its parent company. The rules are strict, which means that in principle the credit risk is low. The rules specify requirements relating to the type of loan, loan-to-value ratio, risk class and type of collateral. At the end of 2022, the Company's average loan-to-value ratio was 56.9%, based on the approved valuations of the collateral established by Eiendomsverdi AS.

The Board of Directors considers the loan portfolio to be of high quality, and to be associated with a low credit risk.

The figure below shows the weighted loan-to-value ratio for the loans held by the Company.

Weighted loan-to-value ratio



Market risk

Market risk is the risk arising from the Company's open positions relating to loans and financial instruments whose values fluctuate over time in response to changes in market prices. Bustadkreditt Sogn og Fjordane AS has not invested in shares or in foreign currencies, so all of its market risk consists of interest rate risk. The Company's risk management framework sets limits on the Company's exposure to market risk. The Board considers it a priority for the Company to maintain a low exposure to market risk.

Liquidity risk

Liquidity risk is the risk that the Company will be unable to fulfil its obligations, or finance an increase in assets, without significant additional cost, either because it has to realise losses on the sale of assets or because it has to make use of unusually expensive financing.

The Company has good credit facilities with its parent company which further reduce its credit risk.

The Board has decided that the Company's exposure to liquidity risk should be kept low. This is, amongst other things, reflected in the size of the required liquidity buffer.

Operational risk

Operational risk is defined as the risk of losses due to human error, external actions or failures and defects in the Company's systems, procedures and processes.

Bustadkreditt Sogn og Fjordane AS has signed an agreement with Sparebanken Sogn og Fjordane on the provision of services in areas such as customer service and anti-corruption, administration, IT, finance and risk management. In these areas, the parent company is responsible for resolving any mistakes and for handling the operational risk. The Board believes that it handles this area well. The risk management department is responsible for assessing whether the Company has an adequate first line of defence.

Laws and regulations set out specific requirements relating to various records that have to be kept. Establishing and monitoring these records helps the Board and CEO to uncover errors or inadequacies in the running of the Company.

Internal controls also play a very important role in reducing the Company's operational risk. We consider the control activities and the system for risk assessment and internal control to be comprehensive and good in relation to the size and complexity of Bustadkreditt Sogn og Fjordane AS's operations.

The Board considers Bustadkreditt Sogn og Fjordane's operational risk to be low.

Equal opportunity and discrimination

The Board of Directors consists of two men and two women. The CEO is a woman. The Board of Directors and management believe, like the rest of the bank, in proactively promoting equal opportunity and preventing discrimination at the workplace.

Ownership and legal form

Bustadkreditt Sogn og Fjordane AS's corporate governance principles are based on the Norwegian Code of Practice for Corporate Governance, as drawn up by the Norwegian Corporate Governance Board – NUES.

The AGM is the Company's highest decision-making body. Amongst other things, the AGM elects the Board of Directors and auditor, and monitors the Board and CEO's management of the Company.

The election of the Board is governed by Section 3 of the articles of association. Board members are elected for a two-year term. The Board is responsible for ensuring that the Company is managed and governed in accordance with laws, regulations, the articles of association and specific guidelines adopted by the AGM. The Board of Directors is made up of three members from within the Group and one external member. Four board meetings were held during 2022. The Board has drawn up an annual plan for its activities, and one of its main priorities is ensuring that the Board members have sufficient knowledge and expertise between them.

The CEO is responsible for the management of the Company, and must follow the guidelines and rules laid down by the Board. The Company must be managed in accordance with the regulatory framework provided by laws, regulations, the Financial Supervisory Authority of Norway's circulars, government rules and the Company's articles of association.

Over the course of the year numerous reports enable the CEO to follow developments in the Company's various areas of risk. These reports are produced on a daily, monthly or quarterly basis, and provide the necessary information for managing risks and implementing any required risk-reduction measures. The reports are also sent to the Board for review. Once a year, the CEO prepares an overall assessment of risks and internal controls, which is presented to the Board.

Internal controls comply with the Norwegian Internal Control Regulations. All of the reporting units within the Group, including Bustadkreditt Sogn og Fjordane, are responsible for having effective and appropriate internal controls to deal with their own risks. Units must assess risk levels prior to and after risk-reduction measures. They must then evaluate what internal controls are required to deal with the residual risk, and ensure that this risk is managed and monitored in a satisfactory manner.

The Company's internal auditor (PwC) also produces an independent report on internal controls each year. The monitor (Deloitte) and external auditor (Deloitte) are two other important elements of the Company's control mechanisms.

The scope of control mechanisms and oversight bodies makes it likely that any errors, defects or risks will be discovered, reported and corrected.

The Company has taken out liability insurance for the Board and CEO, through a joint scheme that the Sparebanken Sogn og Fjordane Group is a part of together with several other financial institutions. For all of the people who are insured through the scheme, the insured amount is up to NOK 120 million per event and in total.

Administration and management

Bustadkreditt Sogn og Fjordane AS has an agreement with Sparebanken Sogn og Fjordane setting out the terms on which loans are purchased, transferred and serviced. Other tasks are carried out by employees at Sparebanken Sogn og Fjordane. The CEO is employed by Sparebanken Sogn og Fjordane, and works for Bustadkreditt Sogn og Fjordane AS as a contractor.

Internal controls and financial reporting

As part of its internal controls, Bustadkreditt Sogn og Fjordane AS's management must also assess whether the Company's activities create a risk of inaccurate financial reporting.

Processes and internal control procedures have been established to quality assure financial reporting. These include rules on authorisation, the allocation of responsibilities, reconciliation, IT controls, etc. Financial reporting must at all times also satisfy external laws and regulations. Sparebanken Sogn og Fjordane's CFO is responsible for the Group's accounting and finance function, which includes overall responsibility for compliance with external legislation throughout the Group. The Group's senior management team also continuously monitors the financial results of the various business areas and subsidiaries.

The Board oversees financial reporting and internal controls and makes sure that they operate effectively. The annual financial statements are finally approved by the AGM, after they have been reviewed by the Board.

Each year the external auditor produces a report summarising the results of the financial audit. The report also includes information about any weaknesses and defects, as well as suggested corrective measures.

Employees and working environment

The Company has no employees. As a result, no special measures have been implemented to improve the working environment. The Board does not consider that the Company's operations pollute the environment.

Corporate social responsibility

Please refer to Sparebanken Sogn og Fjordane's annual report, which sets out how the Group, including Bustadkreditt Sogn og Fjordane AS, manages its social responsibility and how we follow the terms of the Transparency Act. The information is also available on the website: www.ssf.no/berekraft

Review of the annual financial statements

The Board believes that the income statement, balance sheet and notes provide sufficient information about the Company's operations and financial position at 31 December 2022. The Board believes that the going concern assumption is appropriate. The Board confirms that the going concern assumption has therefore been used in the preparation of the financial statements for 2022.

Post balance sheet events

The Board is not aware of any events after 31 December 2022 that have a material impact on the financial statements or on the Company's financial position.

Summary

In 2023, Bustadkreditt Sogn og Fjordane AS will continue with its core business, which is purchasing residential mortgage loans from Sparebanken Sogn og Fjordane, and as part of that activity issue covered bonds. The target groups for its covered bonds are Norwegian and international financial institutions and other investors.

Looking ahead, there is uncertainty surrounding the macroeconomic situation, particularly in terms of credit growth, the competitive environment and the housing market.

Norwegian house prices rose 1.5% on average in 2022. The former county of Sogn og Fjordane saw prices rise 4%, while in Hordaland they rose 1.7%.

We expect the profitability of the Company to be satisfactory, and Bustadkreditt Sogn og Fjordane AS will remain an important source of long-term funding for the Sparebanken Sogn og Fjordane group.

Allocation of profit for the year

Bustadkreditt Sogn og Fjordane AS made a profit after tax of NOK 118.9 million. The Board recommends that NOK 118.0 million will be paid in dividends to the parent company. The remainder of the profit, NOK 0.9 million, will be transferred to other equity. The high dividend payout ratio is considered justified on account of Bustadkreditt Sogn og Fjordane AS's strong capital position.

Førde, 7 February 2023
The Board of Directors of Bustadkreditt Sogn og Fjordane AS

Frode Vasseth
Chair

Linda Vøllestad Westbye

Ingeborg Aase Fransson

Peter Midthun

Irene Flølo
CEO

Income statement

	Note	2022	2021
Interest income	19	743 348	446 838
Interest expenses	19	551 947	200 475
Net interest income		**191 401**	**246 363**
Commission income		2 234	2 216
Net commission income		**2 234**	**2 216**
Net gains/losses on financial instruments	19	– 16 957	– 594
Total other operating income		**– 16 957**	**– 594**
Net other operating income		**– 14 723**	**1 623**
Total operating income		**176 678**	**247 985**
Wages, salaries, etc.	20	46	43
Other expenses	20	12 425	11 976
Total operating expenses		**12 471**	**12 018**
Operating profit/loss before impairment loss		**164 207**	**235 967**
Impairment loss	13–15	11 509	1 001
Ordinary operating profit before tax		**152 698**	**234 966**
Tax expense	23	33 786	51 692
Profit/loss for the reporting period		**118 912**	**183 273**
COMPREHENSIVE INCOME			
Profit/loss for the reporting period		**118 912**	**183 273**
Comprehensive income		**118 912**	**183 273**
Profit/loss per share (in NOK)		**5,53**	**10,47**

Balance sheet

ASSETS	Note	31.12.22	31.12.21
Loans and advances to credit institutions	16,19	136 106	142 148
Loans to customers	3,6-13,24	27 916 516	23 299 814
Commercial paper and bonds	24,26	207 384	233 145
Financial assets	24,33	68 628	41 709
Total assets		**28 328 634**	**23 716 815**
DEBT AND EQUITY			
Liabilities			
Debt to credit institutions	18,24,27	4 318 520	1 149 260
Debt securities in issue	18,24,28	21 352 355	20 529 335
Financial derivatives	18,33	340 847	30 151
Tax payable	23	31 436	47 872
Deferred tax	23	3 930	1 581
Other liabilities and provisions	29	1 102	14 086
Total liabilities		**26 048 190**	**21 772 284**
Paid-up equity			
Share capital	32	2 150 000	1 750 000
Total paid-up equity		**2 150 000**	**1 750 000**
Retained earnings			
Other equity		12 444	11 532
Allocated for dividends		118 000	183 000
Total retained earnings		**130 444**	**194 532**
Total equity		**2 280 444**	**1 944 532**
Total liabilities and equity		**28 328 634**	**23 716 815**

Førde, 7 February 2023
The Board of Directors of Bustadkreditt Sogn og Fjordane AS

F. Vasseth
Frode Vasseth
Chair

Linda Vøllestad Westbye
Linda Vøllestad Westbye

I. Aase Fransson
Ingeborg Aase Fransson

Peter Midthun
Peter Midthun

Irene Flølo
Irene Flølo
CEO

Cash flow statement

	Full-year 2022	Full-year 2021
Profit/loss before taxation	152 698	234 966
Impairment loss	11 509	1 001
Tax paid	– 47 872	– 42 139
Reduction/increase (-) in loans and advances to customers	– 4 628 131	– 1 480 690
Other non-cash transactions	– 13 065	– 106 039
A) Net cash flow from operating activities	**– 4 524 860**	**– 1 392 901**
Reduction/increase (-) in investments in commercial paper/bonds/derivatives	– 1 159	164 008
B) Net cash flow from investment activities	**– 1 159**	**164 008**
Increase/reduction (-) in loans from credit institutions	3 169 260	– 101 404
Increase/reduction (-) in debt securities/derivatives	1 133 716	1 495 860
Increase/reduction in paid-up share capital	400 000	0
Dividends	– 183 000	– 145 000
C) Net cash flow from financing activities	**4 519 976**	**1 249 456**
D) Net cash flow during the year (A+B+C)	**– 6 043**	**20 563**
Opening balance of cash and cash equivalents	142 148	121 586
Closing balance of cash and cash equivalents	**136 106**	**142 148**
Breakdown of cash and cash equivalents		
Deposits at other financial institutions	136 106	142 148
Total	**136 106**	**142 148**

Equity statement

	PAID-UP EQUITY Share capital	RETAINED EARNINGS Other equity	TOTAL EQUITY
Opening balance 01.01.21	**1 750 000**	**156 259**	**1 906 259**
Dividends paid	0	– 145 000	**– 145 000**
Profit/loss for the reporting period	0	183 273	**183 273**
Closing balance 31.12.21	**1 750 000**	**194 532**	**1 944 532**
Opening balance 01.01.22	**1 750 000**	**194 532**	**1 944 532**
Dividends paid	0	– 183 000	**– 183 000**
Capital increase	400 000	0	**400 000**
Profit/loss for the reporting period	0	118 912	**118 912**
Closing balance 31.12.22	**2 150 000**	**130 444**	**2 280 444**

Notes to the financial statements

Note 1 Accounting principles

GENERAL

Bustadkreditt Sogn og Fjordane AS is a wholly-owned subsidiary of Sparebanken Sogn og Fjordane. The Company was established to issue covered bonds on behalf of the bank. Bustadkreditt Sogn og Fjordane AS was founded in 2009 and has its head office in Førde.

The 2022 financial statements for Bustadkreditt Sogn og Fjordane AS were discussed and adopted at the Board meeting of 7 February 2023.

All amounts in the accounts and notes are given in thousands of NOK unless otherwise stated.

ACCOUNTING STANDARDS APPLIED

The financial statements have been prepared in accordance with the international accounting standards (IFRS – International Financial Reporting Standards) approved by the EU.

CHANGES TO ACCOUNTING PRINCIPLES

In the event of fundamental accounting reforms/changes to accounting principles, the figures for previous years must be adjusted to allow accurate comparison. If items in the accounts are reclassified, comparative figures for previous periods shall be calculated and reported in the financial statements.

Under IAS 8, the Company must report any changes that it has implemented during the current accounting period and state what impact they have had on the annual financial statements.

AMENDMENTS TO STANDARDS AND INTERPRETATIONS APPROVED BY THE EU

There were no changes to standards and/or interpretations that were relevant to the Company in 2022.

ESTIMATES

When preparing the financial statements, certain estimates are made that affect reported amounts. Note 2 sets out significant estimates and assumptions in greater detail.

Assets and liabilities are included on the balance sheet from the date on which the Company achieves genuine control over the assets and/or takes on genuine liabilities.

Assets are taken off the balance sheet on the date on which genuine risk relating to the assets is transferred and the Company no longer has genuine control over the assets.

FINANCIAL INSTRUMENTS

A financial instrument is a contract that gives rise to a financial asset of one enterprise and a financial obligation or an equity instrument of another enterprise.

Classification and measurement under IFRS 9

Financial assets

Classification is based on whether the instruments are held within a business model whose object is both to collect the contractual cash flows and sell the instrument, and on whether the contractual cash flows are solely payments of principal and interest on fixed dates.

Financial assets are classified in one of the following categories:
- Debt instruments at amortised cost
- Debt instruments at fair value through other comprehensive income (FVOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments where the other comprehensive income option has been exercised, and which are measured at fair value through other comprehensive income without recycling

Financial assets measured at amortised cost
The Company measures financial assets at amortised cost if the following criteria are met:
- The financial asset is part of a business model whose objective is to collect contractual cash flows, and
- The contractual terms of the financial asset give rise to cash flows that solely consist of payments of principal and interest on fixed dates

Subsequent valuations of financial assets measured at amortised cost are based on the effective interest rate method and the assets are tested for impairment. Gains and losses are recognised in the income statement if the asset is derecognised, modified or impaired.

The Company's assets at amortised cost include variable-rate loans to customers and deposits held at other banks.

Financial assets measured at fair value through other comprehensive income (FVOCI)
The Company measures debt instruments at fair value through other comprehensive income if the following criteria are met:
- The financial asset is part of a business model whose objective is both to collect contractual cash flows and sell the asset
- The contractual terms of the financial asset give rise to cash flows that solely consist of payments of principal and interest on fixed dates

Debt instruments measured at fair value through other comprehensive income, interest income, exchange differences, and loss allowances and reversals thereof are recognised in the income statement and estimated in the same way as financial assets measured at amortised cost. All other changes in fair value are recognised under other income and expenses. Upon derecognition, cumulative changes in fair value recognised under other income and expenses are transferred to the income statement.

The Company does not use this category.

Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
The following instruments are included in this measurement category:
- Derivatives measured at fair value through profit or loss
- Equity instruments, as a general rule
- Debt instruments with a business model whose objective involves collecting contractual cash flows from interest, fees and capital, as well as short-term trading of the instruments in the portfolio in order to make a profit, or with a business model that implies that the instruments are managed and evaluated on a fair value basis

Bustadkreditt Sogn og Fjordane AS uses this category for commercial paper and bonds, fixed-rate loans to customers and derivatives. The interest rates on fixed-rate loans are generally hedged with derivatives that are measured at fair value. To avoid an accounting mismatch the fixed-rate loans are also measured at fair value.

Equity instruments where the other comprehensive income option has been exercised, and which are measu-red at fair value through other comprehensive income without recycling
The Company may elect to present fair value changes of equity instruments in other comprehensive income rather than in the income statement. If this category is chosen, gains and losses are not reclassified to profit or loss on disposal.

Bustadkreditt Sogn og Fjordane AS does not use this category.

Derecognition of financial assets

A financial asset is derecognised if:

- The contractual rights to the cash flows from the financial asset expire, or
- The Company has either transferred the contractual rights to the cash flows from the financial asset, or retained the rights to the cash flows from the asset while assuming an obligation to pay the cash flows received from the asset to another party; and either
  a. The Company has transferred substantially all of the risks and rewards of ownership of the asset, or
  b. The Company has neither transferred nor retained substantially all of the risks and rewards of ownership of the asset, but has transferred control of the asset

Financial liabilities

Financial liabilities are classified in one of the following categories:

- Financial liabilities measured at amortised cost
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Financial liabilities at fair value through profit/loss with some gains/losses through OCI

Financial liabilities at amortised cost

Bustadkreditt Sogn og Fjordane AS uses this category for liabilities to credit institutions, for the majority of the interest-bearing debt securities that it has issued and for other financial liabilities.

Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)

The following instruments are included in this measurement category:

- Derivatives measured at fair value through profit or loss
- Equity instruments, as a general rule
- Debt instruments, if the criteria for the Fair Value Option (FVO) are met or the business model implies that the instruments are managed and evaluated on a fair value basis. Bustadkreditt Sogn og Fjordane AS uses this category for derivatives.

Financial liabilities at fair value through profit/loss with some gains/losses through OCI

For financial liabilities designated as at fair value, changes in fair value relating to own credit risk shall be presented separately and be recognised in other comprehensive income (OCI).

Bustadkreditt Sogn og Fjordane AS has designated some of its debt securities in issue as at fair value. For these debt securities, any gains or losses due to changes in own credit risk will normally be insignificant, and to date no such gains or losses have been recognised in OCI.

Further details about financial liabilities

On initial recognition, financial liabilities are classified either as borrowings and other liabilities, or as derivatives designated as hedging instruments in an effective hedge. On initial recognition, derivatives are measured at fair value. Borrowings and other liabilities are measured at fair value adjusted for transaction costs that are directly attributable to them.

Derivatives are considered financial liabilities if their fair value is negative, and for accounting purposes they are treated in an equivalent manner to derivatives that are assets.

Borrowings and other liabilities

After initial recognition, interest-bearing loans are measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the income statement when the liability is derecognised. Amortised cost is calculated by taking into account any transaction costs, and any costs and fees that are an integral part of the effective interest. Effective interest is presented in the income statement under interest expenses.

Other liabilities are measured at face value if the effect of discounting is immaterial.

Derecognition of financial liabilities

A financial liability is derecognised if the liability is redeemed, cancelled or expires. If an existing financial liability is replaced by a new financial liability issued by the same lender on significantly different terms, or the terms of an existing liability are significantly modified, the original liability is derecognised and the new liability is recognised. The difference in the carrying amount is recognised in the income statement.

Estimating expected credit losses
The impairment model for financial instruments in IFRS 9 is based on the principle that provisions should be made for expected credit losses. That requires us to estimate future credit losses regardless of whether or not a financial asset is impaired.

The impairment model in IFRS 9 applies to financial assets that are debt instruments. It also covers undrawn credit facilities. See Note 11 for an explanation of the impairment model.

Recognition of losses
A loss shall be recognised (i.e. recorded against the customer) when all collateral has been sold and it is not expected that the bank will receive further payments with respect to the asset. The claim against the customer shall still be pursued after a loss has been recognised, unless an agreement to cancel the debt has been reached with the customer.

PRESENTATION ON THE BALANCE SHEET AND IN THE INCOME STATEMENT
Loans
Regardless of who the counterparty is, loans are included on the balance sheet as loans and advances to credit institutions, loans to customers measured at amortised cost, loans to customers measured at fair value or loans to customers through other comprehensive income (OCI). To simplify the balance sheet, all loans to customers are presented jointly on a single line, with the breakdown by category being presented in a note to the financial statements.

Interest income from financial instruments classified as loans is included under “Net interest income” using the effective interest rate method. The effective interest rate method is described under “Amortised cost method”.

Changes in the fair value of loans measured at amortised cost and loans measured at fair value are included under “Impairment loss”. Any portion of the change in the value of fixed-rate loans attributable to changes in interest rate levels is included under “Net gains/losses on financial instruments”. For a fuller explanation of the valuation principles for loans, refer to the paragraph headed “Impairment model” earlier in this note.

Commercial paper and bonds
Commercial paper and bonds are managed and evaluated within a business model whose objective involves collecting contractual cash flows from interest, fees and capital, as well as short-term trading of the instruments in the portfolio in order to make a profit.

Interest income and expenses on commercial paper and bonds are included under “Net interest income” using the effective interest rate method. This method is described in the paragraph on amortised cost.

Other changes in value are included under “Net gains/losses on financial instruments”.

Financial derivatives
A derivative is a financial instrument with the following characteristics:
- The value of the instrument changes as a result of changes to the interest rate, value or price of an underlying asset
- The instrument requires little or no initial investment
- The instrument is settled at a future date

Derivatives are initially recognised at their fair value on the date on which the contract was signed, and subsequently at fair value.

Financial derivatives are presented as an asset if they have a positive value and as a liability if they have a negative value. Assets and liabilities are offset against one another if the Company has a binding contract with its counterparty stating that they will be offset, and if the Company intends to sell the assets and redeem the liabilities at the same time.

Interest payments on financial derivatives are included under “Net interest income” using the effective interest rate method. This method is explained in the paragraph on amortised cost. Other changes in value are included under “Net gains/losses on financial instruments”.

Debt to credit institutions
Debt to credit institutions and customers is recorded, depending on the counterparty, as either “Debt to credit institutions”, “Customer deposits measured at amortised cost” or “Customer deposits measured at fair value”. Interest expenses on these instruments are included under “Net interest income” using the effective interest rate method. Other changes in value are included under “Net gains/losses on financial instruments”.

Debt securities in issue
Debt securities in issue include commercial paper and bonds, and they are measured either at amortised cost or at fair value through profit or loss. To simplify the balance sheet, all debt securities in issue are presented jointly on a single line, with a more detailed breakdown in a note to the financial statements.

Interest expenses on these instruments are included under “Net interest income” using the effect interest rate method. Other changes in value are included under “Net gains/losses on financial instruments”.

For debt securities in issue measured at fair value, changes in fair value relating to own credit risk shall be presented separately and be recognised in other comprehensive income (OCI). For these debt securities, any gains or losses due to changes in own credit risk will normally be insignificant, and to date no such gains or losses have been recognised in OCI.

TAX EXPENSE
The tax expense stated in the income statement includes both tax payable on income and assets, and changes to deferred tax for the financial period. Deferred tax liabilities/assets are calculated as 22% of temporary differences that exist between accounting and taxable values at the close of the year. Deferred tax is calculated using the tax rates and regulations that apply on the balance sheet date, or that are likely to be adopted and will apply when the deferred tax asset is realised or the deferred tax liability becomes payable.

Deferred tax assets are included on the balance sheet on the assumption that the Company will have taxable profits in future years.

Tax payable and deferred tax are charged to equity if the tax relates to items that in the current or previous periods have been taken to equity.

ACCRUAL OF INTEREST AND FEES
Interest and commission are recognised in the income statement as they accrue as income or expenses. Arrangement fees for loans are included in the cash flow when calculating the amortised cost, and are taken to income under “Net interest income” using the effective interest rate method.

RECOGNITION OF INTEREST INCOME
Interest income is recognised in the income statement using the effective interest rate method. This involves taking arising nominal interest plus amortised set-up fees to income. Interest income is calculated using the effective interest rate method both for balance sheet items measured at amortised cost and for ones measured at fair value through profit or loss. Interest income on impaired loans is calculated as the effective interest rate on the carrying value.

CASH FLOW STATEMENT
The cash flow statement shows cash flows grouped by source and area of use. Cash is defined as cash and receivables from central banks, and instant access deposits with credit institutions.

HEDGE ACCOUNTING
The Company uses hedge accounting for fixed-rate bonds and derivatives designed to protect against fluctuations in the value of the bonds in question.

The hedged items (the fixed-rate bonds) are measured at fair value through “Net gains/losses on financial instruments” and the hedging instruments (the derivatives) are measured at fair value through “Net gains/losses on financial instruments”.

Amongst other things, IFRS 9 requires the hedged item and the hedging instrument to be formally designated as such. There must be a close economic relationship between the hedged item and the hedging instrument, the hedged item must be reliably measurable and the hedge must be effective. If the hedge no longer fulfils the hedge effectiveness requirement, hedge accounting shall be discontinued and the resulting adjustment shall be amortised through profit or loss. The amortisation shall be based on the recalculated effective interest rate at the date amortisation begins.

Gains or losses on hedging instruments are recognised in the income statement under "Net gains/losses on financial instruments". Gains or losses on hedged items are considered an adjustment to the carrying amount of the hedged item and are recognised in the income statement under "Net gains/losses on financial instruments".

POST BALANCE SHEET EVENTS

Post balance sheet events shall be reported in accordance with IAS 10. Events that are not covered by the financial statements, but that are material to any evaluation of the company, shall be disclosed.

ADOPTED ACCOUNTING STANDARDS AND OTHER CHANGES THAT MAY AFFECT FUTURE FINANCIAL REPORTING

Relevant standards and interpretations that have been adopted prior to the presentation of the Company's financial statements, but that will be implemented at a later date, are listed below. The Company intends to implement the changes that are relevant as and when they come into force, provided that the EU approves them before the Company prepares its financial statements.

IBOR REFORM – PHASE 2

A global reform of IBORs is underway. Sparebanken Sogn og Fjordane uses NIBOR, for example in its hedge accounting. Our view is that the reform will not result in any real changes to our financial statements

NEW STANDARD: IFRS 17 INSURANCE CONTRACTS INCLUDING PROPOSED CHANGES TO IFRS 17

IFRS 17 is replacing IFRS 4. IFRS 17 contains rules on how insurance contracts shall be measured and presented, which was previously left up to national regulations. The new standard increases the disclosure requirements. The change comes into force as of 1 January 2023. The Company does not have any operations or contracts that are covered by the standard.

No other changes have been adopted that will have a significant impact on the financial statements.

Note 2 Critical accounting estimates and judgements

Estimates and judgements are continuously reassessed, and are based on past experience and other factors, such as expectations of probable future events. The Company prepares estimates and makes assumptions about future developments. Accounting estimates produced on the basis of this rarely entirely correspond with what actually happens. Estimates that constitute a significant risk of changes to the carrying amount of assets and liabilities over the coming financial year are discussed below.

Fair value of financial derivatives and other financial instruments

For securities that are not listed and for which there is not an active market, the Group uses valuation techniques to determine their fair value. The Group makes its assessments and uses methods and assumptions that in so far as possible are based on market conditions on the balance sheet date.

Interest-bearing securities

To value bonds and commercial paper, we obtain valuations from Nordic Bond Pricing.

Interest rate derivatives

Interest rate derivatives are valued using discounted cash flows based on the swap rate at the reporting date.

Fixed-rate loans to customers

The value of fixed-rate loans is calculated as the net present value of their future cash flows. For fixed-rate loans we use a yield curve that is derived from the average interest rates on fixed-rate products offered by competing banks to represent the market rate.

Loss allowance

There is a detailed explanation of the loan impairment model under IFRS 9 in Note 11. The method for calculating expected credit losses (ECLs) is based on estimates of the probability of default (PD), loss given default (LGD) and exposure at default (EAD), for all loans and undrawn credit facilities. There are uncertainties associated with estimating ECLs, particularly in relation to the PD, but also to the LGD and EAD.

Uncertainties

Measuring expected credit losses is a complex process, and in the case of several of the assumptions used as inputs, the management must exercise its professional judgement.

For assets where a model is used to calculate ECLs, the main uncertainties relate to estimating PD, LGD and EAD. For assets in Stage 3, where expected credit losses are measured individually, judgement is involved in the assumptions used to estimate future cash flows and value collateral.

Other areas involving uncertainty include the choice of various future economic scenarios (including their weighting), assessing significant increases in credit risk and decisions relating to whether the criterion for default has been met.

Macroeconomic scenarios

ECLs should be calculated by weighting several macroeconomic scenarios. The Company has chosen three future macroeconomic scenarios: a base scenario with a 50% weighting, and one pessimistic and one optimistic scenario each with a 25% weighting. Expected credit losses are weighted based on the outcomes of the three scenarios.

The relationship between the macroeconomic parameters and the PD used to be based on a model developed by the Norwegian Computing Centre, which used future interest rates and unemployment to estimate future default rates for retail banking customers. Due to the unusual macroeconomic situation in which we find ourselves at the moment, the model is not sufficiently good at predicting the future probability of default. We have therefore used our best judgement to assess what is likely to happen to the probability of default over the coming five years, based on projections from Norges Bank's monetary policy report and Statistics Norway.

Note 15 contains more information about the various scenarios and how they affect impairment losses.

Note 3 Segments

The Company has one main segment. This segment consists of loans to retail customers and a small volume of loans to private businesses. All of the Company's loans have been bought from Sparebanken Sogn og Fjordane. The Company does not have any operations outside Norway. Customers with overseas addresses are classified as part of the Norwegian operations.

Note 4 Capital adequacy

EQUITY AND SUBORDINATED DEBT	31.12.22	31.12.21
Share capital and share premium account	2 150 000	1 750 000
Other equity	12 444	11 532
Equity	**2 162 444**	**1 761 532**
Other core capital	**0**	**0**
Deductions:		
Valuation adjustment (prudent valuation rules)	– 376	– 349
Deferred tax assets	0	0
Net core capital	**2 162 068**	**1 761 183**
Core Tier 1 capital	**2 162 068**	**1 761 183**
Net supplementary capital	**0**	**0**
Net equity and subordinated debt	**2 162 068**	**1 761 183**
BASIS FOR CALCULATION		
Credit risk		
Institutions	56 765	34 430
Retail loans	275 632	429 203
Residential mortgage loans	9 572 531	7 941 394
Overdue advances	128 345	114 930
Covered bonds	10 143	12 031
Other advances	26 551	15 509
Total calculation basis for credit risk	**10 069 967**	**8 547 497**
Operational risk	389 812	398 886
CVA	53 163	92 671
Total calculation basis	**10 512 942**	**9 039 054**
Excess equity and subordinated debt	**1 321 033**	**1 038 059**
CAPITAL ADEQUACY		
Capital adequacy ratio	20,57 %	19,48 %
Core capital adequacy ratio	20,57 %	19,48 %
Core Tier 1 capital adequacy ratio	20,57 %	19,48 %
Unweighted core capital ratio	7,55 %	7,37 %

The capital adequacy ratio has been calculated using the new capital adequacy regulations (Basel II). The standardised approach has been used for credit risk and market risk, whilst the basic indicator approach has been used for operational risk.

There are three pillars to the Basel II regulations. Pillar 1 relates to minimum capital adequacy requirements, and builds on the previous regulations in Basel I. Pillar 2 relates to the institution's internal assessment of total capital requirements (ICAAP), whilst Pillar 3 covers disclosure requirements for financial information.

Note 5 Risk

Bustadkreditt Sogn og Fjordane AS is exposed to credit risk, operational risk (including climate risk), liquidity risk and market risk. Credit risk is the most significant of these. Limits have been set on exposure to the various classes of risk. The Board considers it a priority for the Company to maintain a low risk exposure. The most important goals of the risk management strategy are to ensure: that the Company meets its goals and deals with risks that might prevent it from doing so; that internal and external reporting is of a high standard; and that the Company operates in keeping with internal guidelines and relevant legislation.

Credit risk

Bustadkreditt Sogn og Fjordane AS is exposed to credit risk through residential mortgages, and to counterparty risk through its investments in financial markets.

The loans that it purchases from Sparebanken Sogn og Fjordane have good collateral. At the time of purchase, the loan must represent no more than 80 percent of the approved value of the collateral. The values of properties used as collateral for residential mortgage loans at Bustadkreditt Sogn og Fjordane AS are updated quarterly. Estimated values provided by Eiendomsverdi AS, used alone or in combination with valuations from surveyors or estate agents, determine the approved values for properties.

The first tranche of loans from Sparebanken Sogn og Fjordane was bought in March 2009. Since then, the market value of residential property has risen. Sparebanken Sogn og Fjordane services the loans held by Bustadkreditt Sogn og Fjordane AS. The loans are performing well, and are closely monitored. The Company considers its loan portfolio to be low-risk.

The loans held by Bustadkreditt Sogn og Fjordane AS are granted by Sparebanken Sogn og Fjordane, and the credit scoring of Bustadkreditt Sogn og Fjordane AS's mortgage customers therefore follows the credit scoring procedures of the parent bank. Customers who apply for a mortgage are carefully assessed on the basis of the collateral, their ability to service the loan, their debt levels and the probability of default. Consideration is also given to the risks associated with factors such as the customer's situation in life, employment situation and education. Procedures have also been put in place for transferring loans to Bustadkreditt Sogn og Fjordane AS, specifying the criteria that must be fulfilled by the loans in order for them to be moved to the Company. These criteria comply with all regulatory requirements. Furthermore, the bank has additional internal restrictions on which kinds of loans that can be transferred to the Company. The loans held by Bustadkreditt Sogn og Fjordane AS are also carefully monitored with respect to default rates.

Bustadkreditt Sogn og Fjordane AS also has risk management procedures in place that have been approved by the Board, which set out the checks that must be made in order to minimise credit risk, and allocate responsibility for carrying out the checks and for reporting.

The performance of the loan portfolio is monitored monthly through a credit report which sets out areas such as the composition of the portfolio by risk group, loan performance and the impact of a fall in property prices and higher default rates on the cover pool.

The Company's counterparty risk derives from investments in financial markets and exposure to other financial institutions.

There are limits on Bustadkreditt Sogn og Fjordane AS's exposure to any given counterparty. In order to protect itself against losses, Bustadkreditt Sogn og Fjordane AS only has exposure to financially sound counterparties.

In accordance with the stipulations of IFRS 9, Bustadkreditt Sogn og Fjordane AS makes an allowance for expected credit losses on all of its loans and other exposures. See Note 11 of the annual financial statements for a more detailed description of model-based and individually assessed impairment allowances. Normally, a loss is realised when all collateral has been sold and it is not expected that the Company will receive further payments with respect to the asset. The claim against the customer is still pursued unless an agreement to cancel the remaining debt has been reached with the customer.

Liquidity risk

Liquidity risk is the risk that Bustadkreditt Sogn og Fjordane AS will be unable to meet its obligations when they fall due. The company's liquidity buffer shall be sufficient to allow it to meet all of its obligations when they fall due. The company always maintains the minimum liquidity buffer required by the Board and sufficient liquidity to cover its net obligations over the next six months.

Bustadkreditt Sogn og Fjordane AS shall maintain a low exposure to liquidity risk. That is important in order to maintain the confidence of financial markets and ensure acceptable funding costs.

Without good liquidity, the Company would be more exposed to unfavourable and turbulent conditions in financial markets. It is important that the Company's liquidity position gives it the security and flexibility needed to allow it to borrow on competitive terms.

The Company has credit facilities with its parent company that ensure good access to liquidity even in the event of challenging market conditions.

Interest rate risk

The company shall manage its exposure to interest rate risk in order to minimise its exposure to interest rate fluctuations. Exposure to changes in interest rate spreads is limited by the rules on credit risk. There are also limits on exposure to changes in the absolute level of interest rates, which are monitored and reported monthly. The Company uses interest rate swaps to manage its interest rate risk.

Spread risk

Bustadkreditt Sogn og Fjordane AS has a portfolio of bonds that acts as a liquidity buffer. The portfolio is designed to qualify for inclusion in the Company's liquidity coverage ratio (LCR), which means it has low credit risk and is primarily made up of covered bonds issued by Norwegian institutions. These instruments have a rating from an international rating agency. Bustadkreditt Sogn og Fjordane AS has rules governing the credit quality, concentration and term to maturity of its portfolio.

Operational risk

Operational risk is defined as the risk of losses due to weaknesses or defects in processes or systems, carried out by employees or third parties, arising from Bustadkreditt Sogn og Fjordane AS's operations. A large part of the operational risk is dealt with through the service agreement between the parent company and Bustadkreditt Sogn og Fjordane AS, which commits the parent company to supplying services to Bustadkreditt Sogn og Fjordane AS. In the draft for the new SREP guidelines, many different kinds of risk are included under the heading operational risk. Below, we will concentrate on some of the most important kinds of operational risk: compliance risk, money laundering and terrorism financing risk, and ESG risk.

Compliance risk

Compliance risk is the risk that the Company will be fined or suffer economic losses due to failure to comply with laws, rules and industry standards.

The regulations covering Norwegian mortgage credit institutions are relatively limited in scope. The institutions must ensure that legislation governing the granting and monitoring of credit facilities is complied with for the loans they buy from their parent company. In the case of Bustadkreditt Sogn og Fjordane AS, this is done through the credit investigations and monitoring performed by the parent company, including audits by the internal auditor and on-site inspections by the Financial Supervisory Authority of Norway. Bustadkreditt Sogn og Fjordane AS's independent monitor is also free to investigate the credit-worthiness of the loans on Bustadkreditt Sogn og Fjordane AS's balance sheet if he so wishes.

In addition, the Financial Institutions Act regulates which types of loans can be included in the cover pool of Norwegian credit institutions. The rules are clear and straightforward, and the compliance risk is considered to be low. The independent inspector also checks compliance in this area. In addition, the risk management and compliance department further reduces the compliance risk through its checks and reviews of financial services legislation with the CEO.

Money laundering and terrorism financing risk

The financial services industry plays an important role in society's fight against money laundering and terrorism financing. Bustadkreditt Sogn og Fjordane AS takes its responsibility seriously and is working to ensure good compliance with the regulations. On 30.11.2021, the regulator granted the Company's application for permission to consider the customer due diligence performed by Sparebanken Sogn og Fjordane in the area of ML/TF as measures taken by Bustadkreditt Sogn og Fjordane AS to combat ML/TF. The work done by the parent company to reduce the risk of money laundering thus also determines the overall money laundering risk at Bustadkreditt Sogn og Fjordane AS.

There are two main issues relating to the Company's lending activities that create a risk of terrorism financing and money laundering. When granting loans, there is a risk that the money is not being borrowed for the stated purpose, and that it is instead being used to finance terrorism. The loans on the balance sheet of Bustadkreditt Sogn og Fjordane AS are granted by its parent company. However, if the terrorism financing occurs after Bustadkreditt Sogn og Fjordane AS has bought the loan from its parent company, Bustadkreditt Sogn og Fjordane AS will be the lender that is financing terrorist activities.

The risk of money laundering will be related to the loan agreement with the customers. There is a risk that the source of the money used to repay the loan is criminal activity. The principle of "Know your customer", which also involves knowing the source of their funds, is therefore the building block for work on reducing the risk of both terrorism financing and money laundering. The ML/TF risk assessment carried out for the Sparebanken Sogn og Fjordane Group in the spring of 2022 included an assessment of the risk associated with the product range (repayment loans and flexible mortgages to retail customers) offered by Bustadkreditt Sogn og Fjordane AS. The residual risk associated with these products is moderate after implementing the risk-reduction measures required by KYC regulations.

ESG risk

ESG risk covers risks relating to the climate and environment, social issues and corporate governance. The EU has created a classification system that defines the criteria for judging whether or not an economic activity can be considered sustainable. The aim is to establish a shared understanding of what is sustainable, and to avoid "greenwashing".

Climate risk is currently the most important risk within ESG. Climate risk is the risk associated with climate change leading to an increase in the Bank's risks and losses. Climate risk is usually split into three areas:

1. Physical risk: The risk that climate change will lead to temperature changes and more extreme weather events. This has the potential to reduce the value of assets, and thereby cause major financial losses to both the customers of banks and the banks themselves.
2. Transition risk: Risks associated with the transition to a net zero society. These include political, regulatory and technological factors that may affect demand for goods and services.
3. Liability risk: Companies may be held liable for damage caused by climate change as a result of their decisions, or failure to decide. This applies to the bank, but also to the bank's customers.

There is also a risk of loss of reputation if the financial services industry fails to live up to what is expected and required of it by the regulations governing the role of financial institutions in the battle against climate change. Here the ability of financial institutions to set appropriate sustainability requirements of their customers comes in, as well as the ability of individuals and businesses to comply with them.

Bustadkreditt Sogn og Fjordane AS provides financing to individual customers with mortgages with strong collateral. Of the various forms of climate risk, physical risk and transition risk are the ones that could have some impact on its activities. Climate change could mean that the locations of some of the homes the Company has a mortgage over become more at risk of flooding, landslides or other natural disasters than is currently the case. The Company could incur losses from this if the values of the homes in these areas fall. It should be noted that in order for the Company to suffer losses, its customers must both default on their loans and live in an area where climate risk affects the value of their collateral. Default rates on mortgage loans are generally low. Moreover, most mortgaged properties can lose quite a lot of value before the collateral value becomes lower than the value of the loan to the customer. Therefore, Bustadkreditt Sogn og Fjordane AS is currently considered to have low exposure to rising credit risk as a result of potential climate change.

The transition risk is currently considered low based on the nature of Bustadkreditt Sogn og Fjordane AS's business. However, it cannot be ruled out that in the future there will be new rules on the energy rating system for homes that may reduce the value of collateral in Bustadkreditt Sogn og Fjordane AS's loan portfolio. However, no indication has been given that this will happen.

In view of the above, no additional loss allowances have been made for climate risk at the current time.

RAPPORTERING

Bustadkreditt Sogn og Fjordane AS considers it a priority to report its risk exposure and capital position accurately and completely. It has therefore established various periodic reports for the Board to review, as well as reports that form part of the day-to-day running of the Company, which are designed to ensure compliance with current legislation and internal guidelines at all times. These reports keep Board members up-to-date on whether the Company is on target to achieve the goals that have been set for it, and whether risk exposure is within the established limits. Credit reports, finance reports and liquidity reports are prepared monthly, and are reviewed by the Board on a quarterly basis. The anti-money laundering report is reviewed by the Board quarterly. The same applies to various other accounting reports. In addition, there is a monthly report on loans in default and a daily report to show that lending volumes and the cover pool comply with current legislation and internal guidelines.

An ICAAP is performed and reported each year.

Internal control reports are produced annually. The internal control report is presented to the Board of Bustadkreditt Sogn og Fjordane AS, and also constitutes part of the overall internal control report for the Group. The report includes an assessment of, and comments on, internal controls at the Company, a review of all important areas of risk, an assessment of compliance with legislation and proposals for improvements.

Each year the internal auditor performs an independent review of the Company's internal controls, which is presented to the Board, as are the independent inspector's quarterly reports.

Bustadkreditt Sogn og Fjordane AS uses the standardised approach to calculate credit risk, and the basic indicator approach to calculate operational risk.

Note 6 Risk classification of loans to customers

The bank's PD models predict the likelihood of customers going into default over the coming 12 months. More information about the models can be found in Note 11. The Bank uses the models to classify all of its loans monthly, in the risk classes A-K, with A being the lowest risk class and K being loans in default. Based on that, it places its customers in three main groups: Low risk (PD of A to D), medium risk (E–G) and high risk (H–K).

	Probability of default (PD)	
Risk class	from	up to
A	0,00 %	0,10 %
B	0,10 %	0,25 %
C	0,25 %	0,50 %
D	0,50 %	0,75 %
E	0,75 %	1,25 %
F	1,25 %	2,00 %
G	2,00 %	3,00 %
H	3,00 %	5,00 %
I	5,00 %	8,00 %
J	8,00 %	100,00 %
K	100,00 %	100,00 %

	Gross loans		Guarantees and undrawn credit facilities		Loss allowances	
	2022	2021	2022	2021	2022	2021
Low risk (A–D)	20 334 486	17 590 941	1 969 329	1 763 613	2 978	1 325
Medium risk (E–G)	6 547 412	5 085 044	83 576	78 316	6 421	2 970
High risk (H–K)	1 056 204	633 987	3 777	3 366	12 330	5 925
Total	**27 938 103**	**23 309 972**	**2 056 683**	**1 845 294**	**21 729**	**10 220**

Note 7 Loans in default or with debt relief

Payment default
Retail loans and residential mortgage loans:
Accounts are considered to be in payment default when they are past due or overdrawn by an amount of at least NOK 1,000 and by at least 1% of the customer's total balance. If an account is in payment default, all of the customer's other accounts in the same product group are also considered in payment default. If an account that is in payment default represents over 20% of the total exposure to the customer, all of the customer's other accounts are considered in payment default.

For these purposes, the definition of retail loans covers mortgage loans that do not qualify for a 35% risk-weighting, building loans, consumer loans and advances to SMEs.

Other advances:
Customers are considered in payment default when at least one of their accounts is past due or overdrawn by an amount of at least NOK 2,000 and by at least 1% of the customer's total balance.

The number of days that a customer is considered to have been in payment default is determined by the account that has been past due for longest.

	Gross loans		Guarantees and undrawn credit facilities		Loss allowance	
	31.12.22	31.12.21	31.12.22	31.12.21	31.12.22	31.12.21
11–30 days past due	29 244	15 334	0	0	242	158
31–90 days past due	24 823	8 077	0	0	551	164
More than 90 days past due	13 995	19 639	0	3	1 708	2 223
Total assets more than 10 days past due	**68 062**	**43 050**	**0**	**3**	**2 501**	**2 545**

Note 7 Loans in default or with debt relief (cont.)

Assets in default

Retail loans and residential mortgage loans:

An account is considered in default if it is more than 90 days past due and the amount overdue is material. The threshold for being considered material has been set at NOK 1,000 and at least 1% of the customer's total balance. The new definition of default has introduced a probation period of at least 12 months for defaults involving debt restructuring and at least 3 months for other payment defaults.

A customer is considered in default if the customer has an account in default that represents over 20% of the total exposure to the customer, or if there is an indication of unlikeliness to pay unless the collateral is realised.

Other advances

A customer is considered in default if at least one of their accounts is more than 90 days past due and the amount overdue is material, or if there is an indication of unlikeliness to pay unless the collateral is realised. The threshold for being considered material has been set at NOK 2,000 and at least 1% of the customer's total balance.

The following may be indications of unlikeliness to pay:

- An individually assessed allowance has been made for the customer
- Insolvency/Bankruptcy
- Debt restructuring
- Debt restructuring/relief that reduces the value of the asset by more than 1%
- Realisation of the collateral
- Expectation of insolvency/bankruptcy or payment default

Customers or accounts in payment default have a probation period of at least 3 months.
Customers or accounts in default in conjunction with debt restructuring have a probation period of at least 12 months.

Assets in default shall be considered equivalent to credit-impaired assets as defined in IFRS 9.

	Gross loans		Guarantees and undrawn credit facilities		Loss allowance	
	31.12.22	31.12.21	31.12.22	31.12.21	31.12.22	31.12.21
More than 90 days past due	13 995	19 639	0	3	1 708	2 223
Other assets in default	115 496	95 578	0	0	3 020	1 307
Total assets in default	**129 491**	**115 217**	**0**	**3**	**4 728**	**3 530**

Debt relief

Debt relief refers to changes to the agreed terms and conditions granted because a customer is in financial difficulties that would not have been granted if the customer were in a stronger financial position.

	Gross loans		Guarantees and undrawn credit facilities		Loss allowance	
	31.12.22	31.12.21	31.12.22	31.12.21	31.12.22	31.12.21
Assets with debt relief that are not also in default	180 838	137 306	126	36	1 645	279
Assets with debt relief that are also in default	49 268	43 630	0	0	1 953	1 168
Total assets with debt relief	**230 106**	**180 936**	**126**	**36**	**3 598**	**1 447**

Corrections to previously reported values

An error has been detected in our previously reported values. The figures as of 31.12.2021 have therefore been corrected.
This error had no impact on our loss allowance, impairment losses or other figures in our financial statements.

Note 8 Loans by sector

	Gross loans		Guarantees and undrawn credit facilities		Loss allowance	
	2022	2021	2022	2021	2022	2021
Wage and salary earners and pensioners	27 635 031	23 074 998	2 019 828	1 816 719	21 473	9 692
Self-employed	303 072	234 974	36 855	28 575	256	528
Total	**27 938 103**	**23 309 972**	**2 056 683**	**1 845 294**	**21 729**	**10 220**

Note 9 Loans by geographic area

	Gross loans		Percentage of gross loans	
	2022	2021	2022	2021
Vestland	20 598 171	17 481 007	73,7 %	75,0 %
Oslo	2 768 014	2 212 037	9,9 %	9,5 %
Viken	2 469 670	1 983 336	8,8 %	8,5 %
Møre og Romsdal	522 646	400 728	1,9 %	1,7 %
Rogaland	435 487	331 568	1,6 %	1,4 %
Rest of Norway and international	1 144 115	901 296	4,1 %	3,9 %
Total gross loans	**27 938 103**	**23 309 972**	**100,0 %**	**100,0 %**

Note 10 Loans by loan-to-value ratio

The table below shows the Company's assets by various ranges of loan-to-value ratio. The loan-to-value ratio is calculated as the value of the asset divided by the value of the properties used to secure the asset. Valuations by Eiendomsverdi AS are used to determine the values of the properties.

	Gross loans		Guarantees and undrawn credit facilities		Loss allowances	
	2022	2021	2022	2021	2022	2021
LTV ratio from 0% up to and including 40%	5 270 115	4 568 106	1 007 974	827 684	3 530	3 615
LTV ratio from 40% up to and including 60%	8 533 761	7 483 750	835 268	747 451	3 961	1 714
LTV ratio from 60% up to and including 75%	9 882 108	9 553 873	165 192	237 614	8 236	3 864
LTV ratio from 75% up to and including 100%	4 176 164	1 676 769	31 573	28 947	5 550	979
LTV ratio over 100%	75 955	27 475	16 676	3 598	452	49
Unsecured	0	0	0	0	0	0
Total	**27 938 103**	**23 309 972**	**2 056 683**	**1 845 294**	**21 729**	**10 220**

Note 11 Explanation of impairment model under IFRS 9

The Company has developed a model for calculating impairment losses that meets the requirements of IFRS 9. The model calculates the Expected Credit Loss (ECL) for all loan accounts, guarantees and undrawn credit facilities. The ECL is an unbiased estimate based on several future scenarios.

The model splits loans into three stages. Upon initial recognition, a loan is generally allocated to Stage 1. If the account's credit risk has increased significantly since initial recognition, it is moved to Stage 2. Assets in default are allocated to Stage 3, using the same definition of default as used for internal risk management, as stated in Note 7. An account shall always be allocated to the highest stage that it qualifies for.

For assets in Stage 1, expected credit losses are calculated for the coming 12 months, whereas for Stages 2 and 3, expected credit losses are calculated for the expected lifetime of the asset.

The ECL is calculated using parameters that estimate the exposure at default (EAD) and loss given default (LGD), as well as the probability of default (PD) for any given period.

Individually assessed allowances

As a general rule, the Company does not make individually assessed allowances for loans to the retail market. Nevertheless, as an exception to that rule, an individually assessed allowance can be made for individual high-value loans where the model-based impairment is considered too low.

Individually assessed allowances are determined by a probability-weighted calculation of various possible outcomes. Where an individually assessed allowance has been made, this takes precedence over the impairment calculated by the model. Individually assessed allowances are included in Stage 3.

Probability of default (PD)

The Company has, based on its own default data, developed models for estimating the likelihood of default over the coming 12 months (12-month PD). The likelihood that a customer will default on their obligations during the remaining term of the asset (the lifetime PD) is derived from the 12-month PD, using the assumption that in the long term the PD will migrate towards the average PD of the portfolio.

The Company has models for application scoring and behavioural scoring at the customer level. The application scoring models are used to estimate the PD when a customer applies for a loan or credit facility. The behavioural scoring models are used to estimate the PD for all existing assets at the end of each month.

Loss given default (LGD)

The LGD represents how much the Company expects to lose in the event of a default, and it incorporates the following components:

- The likelihood that an asset in default will be cured
- The projected collateral ratio for the exposure
- The expected recovery rate for the unsecured part of an exposure
- External costs associated with debt recovery

A floor is also set for losses if the account is not cured. At 31.12.2022, this floor was set at 1%.

When calculating the collateral ratio, the expected sales value of the underlying collateral is used. For residential and commercial properties, the sales value is set at 80% of the estimated value. The projected sales values are based on three future scenarios for house prices.

Exposure at default (EAD)

The EAD represents the expected credit exposure to the customer at the time of default. For loans with a contractual loan repayment schedule, that schedule is used as a basis for determining the EAD. An adjustment is made to take into account the likelihood of the customer repaying the loan more quickly than is stipulated by the loan repayment schedule. This includes the likelihood of the customer paying off the loan completely before the maturity date. For credit facilities, it is assumed that the whole credit limit has been drawn at the time of default.

Expected life

For loans and advances in Stage 2, the ECL shall be calculated for the remaining expected life of the asset. For loans and advances with a contractual term, this is the remaining term to maturity at the reporting date. For undrawn credit facilities, the expected life is based on the average observed life of discontinued credit facilities.

Significant increase in credit risk

Transfers from Stage 1 to Stage 2 are governed by the definition of a significant increase in credit risk. The Company itself is responsible for defining what constitutes a significant increase in credit risk. There are three elements to how it does this: a quantitative element, a qualitative element and a back stop. The quantitative element is the main driver of transfers from Stage 1 to Stage 2.

Quantitative element: An asset is considered to have experienced a significant increase in credit risk if the PD on the reporting date is at least twice as high as the expected PD calculated at the recognition date, and the change in PD is at least 0.75 percentage points.

Qualitative element: If the customer has been given debt relief on at least one loan, or if the customer is on the Company's watch list for customers with increased credit risk, all of the customer's accounts shall be transferred to Stage 2 if they don't qualify for Stage 3.

Back stop: If an account is more than 30 days past due, it shall be transferred to Stage 2 regardless of whether or not it meets the requirements of the quantitative and qualitative tests. If an account is more than 90 days past due, it shall be moved to Stage 3.

Transfer to lower stages

An account in Stage 2 can be transferred back to Stage 1 if it no longer meets any of the three criteria described above. If a loan has been on the Company's watch list, it must complete a three month probation period before it can be moved to Stage 1.

Assets that are in default will be transferred from Stage 3 to Stage 1 or 2 when they are no longer identified as in default, and once they have completed a three month probation period without any further default events.

In the case of customers who have been considered in default on account of receiving debt relief on two or more occasions during a two-year period, or who become overdrawn/more than 30 days past due in the two-year period after receiving debt relief, there is a probation period of 12 months.

Derecognition of loans

A loan is shown as being derecognised if it has been repaid and the loan account has been closed. This applies both if the loan has been repaid by the customer and if it has been refinanced with our bank or another bank.

Macroeconomic scenarios

As previously mentioned, the Company takes into account information about the future when estimating ECLs. This is done by incorporating three macroeconomic scenarios into the calculation: a base scenario with a 50% weighting, and one pessimistic and one optimistic scenario each with a 25% weighting. ECLs are calculated based on the weighted outcomes of the three scenarios.

The relationship between the macroeconomic parameters and the PD used to be based on a model developed by the Norwegian Computing Centre, which used future interest rates and unemployment to estimate future default rates for retail banking customers. Due to the unusual macroeconomic situation we have been through, the model is not sufficiently good at predicting the probability of default over the next few years.

We have therefore used our best judgement to assess what is likely to happen to the probability of default over the coming five years, based on projections from the monetary policy report and Statistics Norway.

All of the Company's assets are secured with a mortgage on a property, with the collateral values in the scenarios being projected based on the house price forecast in the monetary policy report.

As of the current time, no climate-related scenarios have been included when calculating expected losses.

More information about the macroeconomic scenarios can be found in Note 15.

Uncertainties

Measuring expected credit losses is a complex process, and when deciding on several of the assumptions used as inputs, the management must exercise its professional judgement.

For assets where a model is used to calculate ECLs, the main uncertainties relate to estimating PD, LGD and EAD, as well as to the rules on what constitutes a significant increase in credit risk (Stage 2) and decisions as to whether the criteria for individually assessing a loss allowance have been met. For individually assessed allowances, we have used our best judgement to determine the assumptions for future cash flows and the valuation of the collateral.

Other areas involving uncertainty include the choice of various future scenarios for PD and house prices, including their weighting. There is also great uncertainty surrounding future climate change and how it will affect losses on mortgage loans.

Corporate governance

The Company's procedures and guidelines establish a clear system for determining losses. This system gives different departments at the Company responsibility for different areas, such as developing and maintaining models, preparing macroeconomic scenarios, assessing scenarios and calculating expected credit losses.

Changes to the impairment model in 2022 and their impact on profit

Change	When change was introduced	Impact on profit
Change to future scenario for PD and house prices	Q4 2022	NOK -9.0 million

Note 12 Assets classified by IFRS 9 stage

2022	Stage 1	Stage 2	Stage 3	Total
Gross loans at amortised cost at 01.01.2022	**21 611 310**	**1 552 094**	**115 217**	**23 278 621**
Transferred to Stage 1	453 283	- 427 021	- 26 262	0
Transferred to Stage 2	- 572 483	591 702	- 19 219	0
Transferred to Stage 3	- 30 239	- 45 879	76 118	0
New financial assets issued or acquired	10 183 924	1 074 885	17 873	11 276 681
Derecognised financial assets	- 5 169 921	- 450 581	- 32 887	- 5 653 390
Other changes	- 931 111	- 31 352	- 1 348	- 963 810
Gross loans at amortised cost at 31.12.2022	**25 544 763**	**2 263 849**	**129 491**	**27 938 103**
Loss allowance for loans at amortised cost at 31.12.2022	5 479	11 381	4 726	21 587
Net loans at amortised cost at 31.12.2022	**25 539 283**	**2 252 468**	**124 765**	**27 916 516**

	Stage 1	Stage 2	Stage 3	Total
Gross loans at fair value at 31.12.2022	**0**	**0**	**0**	**0**
Loss allowance for loans at fair value at 31.12.2022	0	0	0	0
Net loans at fair value at 31.12.2022	**0**	**0**	**0**	**0**

	Stage 1	Stage 2	Stage 3	Total
Total gross loans at 31.12.2022	**25 544 763**	**2 263 849**	**129 491**	**27 938 103**
Total loss allowance for loans at 31.12.2022	5 479	11 381	4 726	21 587
Total net loans at 31.12.2022	**25 539 283**	**2 252 468**	**124 765**	**27 916 516**

	Stage 1	Stage 2	Stage 3	Total
Guarantees and undrawn credit facilities at 31.12.2022	**2 031 204**	**25 087**	**392**	**2 056 683**
Loss allowance for guarantees and undrawn credit facilities at 31.12.2022	105	36	2	142
Net exposure to guarantees and undrawn credit facilities at 31.12.2022	**2 031 099**	**25 051**	**390**	**2 056 541**

2021	Stage 1	Stage 2	Stage 3	Total
Gross loans at amortised cost at 01.01.2021	**20 115 257**	**1 513 123**	**50 075**	**21 678 455**
Transferred to Stage 1	495 221	- 485 170	- 10 051	0
Transferred to Stage 2	- 529 904	543 938	- 14 035	0
Transferred to Stage 3	- 25 878	- 60 142	86 021	0
New financial assets issued or acquired	7 227 143	515 664	20 468	7 763 274
Derecognised financial assets	- 4 839 109	- 435 261	- 13 260	- 5 287 630
Other changes	- 831 421	- 40 056	- 4 001	- 875 478
Gross loans at amortised cost at 31.12.2021	**21 611 310**	**1 552 094**	**115 217**	**23 278 621**
Loss allowance for loans at amortised cost at 31.12.2021	2 635	3 989	3 530	10 154
Net loans at amortised cost at 31.12.2021	**21 608 674**	**1 548 106**	**111 687**	**23 268 467**

	Stage 1	Stage 2	Stage 3	Total
Gross loans at fair value at 31.12.2021	**31 351**	**0**	**0**	**31 351**
Loss allowance for loans at fair value at 31.12.2021	4	0	0	4
Net loans at fair value at 31.12.2021	**31 347**	**0**	**0**	**31 347**

	Stage 1	Stage 2	Stage 3	Total
Total gross loans at 31.12.2021	**21 642 661**	**1 552 094**	**115 217**	**23 309 972**
Total loss allowance for loans at 31.12.2021	2 640	3 989	3 530	10 158
Total net loans at 31.12.2021	**21 640 021**	**1 548 106**	**111 687**	**23 299 814**

	Stage 1	Stage 2	Stage 3	Total
Guarantees and undrawn credit facilities at 31.12.2021	**1 814 755**	**30 536**	**3**	**1 845 294**
Loss allowance for guarantees and undrawn credit facilities at 31.12.2021	45	17	0	62
Net exposure to guarantees and undrawn credit facilities at 31.12.2021	**1 814 710**	**30 519**	**3**	**1 845 232**

Note 13 Loss allowances classified by IFRS 9 stage

Upon initial recognition, a loan is generally allocated to Stage 1. If its credit risk has increased significantly since initial recognition, it is transferred to Stage 2. Assets in default are allocated to Stage 3. Where an individually assessed allowance has been made, this takes precedence over the impairment calculated by the model. In the table below, individually assessed allowances are included under Stage 3.

2022	Stage 1	Stage 2	Stage 3	Total
Opening loss allowance for loans at amortised cost at 01.01.2022	**2 635**	**3 989**	**3 530**	**10 154**
Transferred to Stage 1	116	– 873	– 222	– 980
Transferred to Stage 2	– 160	1426	– 341	925
Transferred to Stage 3	– 15	– 275	2 969	2 680
New financial assets issued or acquired	2 989	6 306	411	9 706
Derecognised financial assets	– 802	– 1 456	– 2 373	– 4 631
Changes to model.macroeconomic parameters	2 383	5 716	820	8 920
Actual losses covered by previous provisions	0	0	0	0
Other changes	– 1 666	– 3 452	– 69	– 5 187
Loss allowance for loans at amortised cost at 31.12.2022	**5 479**	**11 381**	**4 726**	**21 587**
Loss allowance for loans at fair value at 31.12.2022	**0**	**0**	**0**	**0**
Total loss allowance for loans at 31.12.2022	**5 479**	**11 381**	**4 726**	**21 587**

	Stage 1	Stage 2	Stage 3	Total
Opening loss allowance for undrawn credit facilities and guarantees at 01.01.2022	**45**	**17**	**0**	**62**
Transferred to Stage 1	1	– 4	0	– 3
Transferred to Stage 2	– 1	3	0	2
Transferred to Stage 3	0	0	2	2
New financial assets issued or acquired	9	9	0	18
Derecognised financial assets	0	– 1	0	– 1
Changes to model.macroeconomic parameters	43	21	0	64
Actual losses covered by previous provisions	0	0	0	0
Other changes	7	– 9	0	– 2
Loss allowance for undrawn credit facilities and guarantees at 31.12.2022	**105**	**36**	**2**	**142**

2021	Stage 1	Stage 2	Stage 3	Total
Opening loss allowance for loans at amortised cost at 01.01.2021	**2 772**	**3 793**	**2 538**	**9 104**
Transferred to Stage 1	105	– 977	– 257	– 1 128
Transferred to Stage 2	– 169	874	– 119	586
Transferred to Stage 3	– 16	– 230	2 973	2 727
New financial assets issued or acquired	1 238	1 722	347	3 307
Derecognised financial assets	– 822	– 1 242	– 882	– 2 946
Changes to model.macroeconomic parameters	72	741	159	973
Actual losses covered by previous provisions	0	0	0	0
Other changes	– 545	– 692	– 1 229	– 2 467
Loss allowance for loans at amortised cost at 31.12.2021	**2 635**	**3 989**	**3 530**	**10 154**
Loss allowance for loans at fair value at 31.12.2021	**4**	**0**	**0**	**4**
Total loss allowance for loans at 31.12.2021	**2 640**	**3 989**	**3 530**	**10 158**

	Stage 1	Stage 2	Stage 3	Total
Opening loss allowance for undrawn credit facilities and guarantees at 01.01.2021	**63**	**12**	**0**	**75**
Changes during the period	– 18	5	0	– 13
Loss allowance for undrawn credit facilities and guarantees at 31.12.2021	**45**	**17**	**0**	**62**

Note 14 Impairment loss on loans and undrawn credit facilities

	2022	2021
Increase/reduction in individually assessed allowances	0	– 1 213
Increase/reduction in expected credit losses (model-based)	11 509	2 215
Losses realised during period for which a loss allowance had previously been made	0	0
Losses realised during the period for which a loss allowance had not previously been made	0	0
Recoveries against previous years' realised losses	0	0
Impairment loss for the period	**11 509**	**1 001**

Note 15 Macroeconomic scenarios in the impairment model under IFRS 9

Under IFRS 9, impairment allowances shall take into account expectations for future defaults and credit losses. Since 2018, a statistical model has been used to estimate how expected changes in macroeconomic parameters will affect the future probability of default. Due to the unusual macroeconomic situation over the past few years, the model will not be sufficiently good at predicting the future probability of default. A qualitative assessment has therefore been made of what is likely to happen to the probability of default for the next five years, based on forecasts in Norges Bank's monetary policy report. For future house prices, figures published by Statistics Norway have been used.

Expected credit losses are calculated on the basis of three macroeconomic scenarios, with scenario 1 being the base scenario. In addition, there is an optimistic macroeconomic scenario (scenario 2) where the Norwegian economy performs better than expected, and a pessimistic macroeconomic scenario (scenario 3) where the Norwegian economy performs worse than expected.

The table below shows the future scenarios used to calculate expected credit losses at 31.12.2022.

	Probability of default starting from 31.12.22					House prices	
	Year 1	Year 2	Year 3	Year 4	Year 5	Annual average growth	Weighting of scenario
Scenario 1: Base scenario	2,00	2,20	2,00	1,80	1,60	0,1 %	50 %
Scenario 2: Optimistic scenario	1,50	1,65	1,50	1,35	1,20	1,1 %	25 %
Scenario 3: Pessimistic scenario	2,50	2,75	2,50	2,25	2,00	– 1,9 %	25 %

Sensitivity analysis of changes to assumptions in impairment model under IFRS 9

The table below shows how sensitive the Company's profitability would be to changes in the qualitative parameters presented above. For example, if the probability of default in all of the scenarios had been put 10% higher across the whole 5 years, expected credit losses would have been NOK 1.4 million higher. This would reduce pre-tax profit by an equivalent amount. If expected annual house price growth had been set 2 percentage points higher, it would have increased profit by NOK 2.3 million.

	Change to parameter	Impact on pre-tax profit/loss
Probability of default compared with central assumption	– 50 %	7 659
	– 20 %	2 922
	– 10 %	1 440
	+ 10 %	– 1 401
	+ 20 %	– 2 769
	+ 50 %	– 6 684
Annual change in house prices	– 5 pp.	– 6 863
	– 2 pp.	– 2 596
	– 1 pp.	– 1 270
	+ 1 pp.	1 199
	+ 2 pp.	2 326
	+ 5 pp.	5 216

Note 15 Macroeconomic scenarios in the impairment model under IFRS 9 (cont.)

The table below shows the impact on pre-tax profit of giving a 100% weighting to each individual scenario. If the pessimistic scenario had been used as the only scenario, the Company's loss allowance would have been NOK 5.9 million higher and its pre-tax profit would have been reduced by an equivalent amount.

	Impact on pre-tax profit/loss
Scenario 1: Base scenario	451
Scenario 2: Optimistic macroeconomic scenario	5 017
Scenario 3: Pessimistic macroeconomic scenario	– 5 920

Note 16 Loans and advances to credit institutions

	2022	2021
Total loans and advances to credit inst. without an agreed term at amortised cost *)	136 106	142 148
Total loans and advances to credit inst. with an agreed term at amortised cost *)	0	0
Total loans and advances to credit institutions, measured at amortised cost	**136 106**	**142 148**

*) Overdraft/running account between Bustadkreditt Sogn og Fjordane AS and Sparebanken Sogn og Fjordane.

Note 17 Sensitivity analysis

Based on the balance sheet at 31.12.2022, any changes in market risk taking place over the coming year will have the following impact on profit and equity.

Impact on profit/equity

	INTEREST RATE	
	– 1,50 %	**1,50 %**
Loans and advances to credit institutions	– 1 409	1 409
Bonds and other fixed-interest securities	– 1 789	1 789
Loans to customers	– 289 263	289 263
Debt securities in issue	165 832	– 165 832
Financial derivatives	49 775	– 49 775
Debt to credit institutions	44 215	– 44 215
Total	**– 32 639**	**32 639**

This note sets out the impact on the financial statements over a period of 12 months of an immediate parallel change in interest rates of +1.5 percentage points and -1.5 percentage points. It takes into account the change in ongoing interest income and expenses, the one-off impacts that any such immediate change in interest rates would have on items measured at fair value and the impact of the change on profit in the remaining fixed interest term prior to the change impacting income and expenses. The Company uses hedge accounting in its financial statements.

Note 18 Liquidity risk

Undiscounted cash flows required to meet financial obligations

Amounts in 000s of NOK	0–1 MONTHS	1–3 MONTHS	3–12 MONTHS	1–5 YEARS	>5 YEARS	Perpetual loans	TOTAL
Debt to credit institutions	12 968	25 935	116 708	4 442 260	0	0	4 597 871
Debt securities in issue	69 442	108 901	2 617 548	17 631 661	5 615 926	0	26 043 478
Other liabilities	0	15 718	15 718	0	0	0	31 436
Unused credit facilities	2 057 683	0	0	0	0	0	2 057 683
Financial derivatives, gross payments	9 136	20 745	165 830	713 077	882 995	0	1 791 782
Total 2022	**2 149 228**	**171 299**	**2 915 805**	**22 786 997**	**6 498 921**	**0**	**34 522 249**
*) Financial derivatives, gross receipts	0	0	145 113	750 589	590 890	0	1 486 592
Financial derivatives, net (negative figure implies net receipts)	9 136	20 745	20 718	– 37 512	292 104	0	305 191

Amounts in 000s of NOK	0–1 MONTHS	1–3 MONTHS	3–12 MONTHS	1–5 YEARS	>5 YEARS	Perpetual loans	TOTAL
Debt to credit institutions	1 246	2 492	11 215	1 153 006	0	0	1 167 959
Debt securities in issue	18 824	42 174	2 714 722	12 762 078	6 239 441	0	21 777 240
Other liabilities	0	23 936	23 936	0	0	0	47 871
Unused credit facilities	1 845 294	0	0	0	0	0	1 845 294
Financial derivatives, gross payments	0	6 384	19 276	102 847	165 423	0	293 930
Total	**1 865 364**	**74 985**	**2 769 148**	**14 017 931**	**6 404 864**	**0**	**25 132 294**

The tables above include interest payable. In order to calculate the interest expense on variable-rate borrowing, current interest rates on the reporting date were used.

Note 19 Net income from financial instruments

Net interest income	2022	2021
Interest receivable and similar income on loans and advances to credit institutions, measured at amortised cost	6 483	1 347
Interest receivable and similar income on loans and advances to customers, measured at amortised cost	731 603	441 324
Interest receivable and similar income on loans and advances to customers, measured at fair value	227	2 852
Interest receivable and similar income on commercial paper and other interest-bearing securities at fair value	5 035	1 315
Total interest income	**743 348**	**446 838**
Interest payable and similar charges on debt to credit institutions, measured at amortised cost	93 442	16 978
Interest payable and similar charges on debt securities in issue measured at amortised cost	378 358	161 845
Interest payable and similar charges on debt securities in issue measured at fair value	75 202	18 631
Guarantee Fund contribution/emergency response fee	3 476	2 655
Other interest payable and similar charges on debt measured at amortised cost	1 469	365
Total interest expenses	**551 947**	**200 475**
Total net interest income	**191 401**	**246 363**
Net gains/losses on financial instruments		
Fair value adjustments to fixed-rate loans	– 469	– 1 389
Commercial paper and bonds – holdings	– 3 555	– 1 054
Bonds in issue	194 577	114 209
Derivatives	– 207 509	– 112 360
Net gains/losses on financial instruments measured at fair value	**– 16 957**	**– 594**

Note 20 Operating expenses

	2022	2021
Wages, salaries, etc	**46**	**43**
IT expenses	816	816
Other services	1 151	1 390
Other expenses	134	137
Total administration expenses	**2 101**	**2 343**
Purchase of services from the Group	7 399	6 789
Auditor's fee	177	246
Bond issuance and credit rating costs	2 639	2 544
Other operating expenses	109	54
Other expenses	**10 324**	**9 633**
Total other expenses	**12 425**	**11 976**
Total operating expenses	**12 471**	**12 018**

Note 21 Remuneration of senior management and the Board of Directors Transactions with related parties

Remuneration of senior management and the Board of Directors
The Company hires its CEO from Sparebanken Sogn og Fjordane on a contract basis. The CEO received no remuneration from the Company. The Board of Directors has one external member. The external member receives a fee.

Board of Directors	Remuneration	Outstanding loans at 31.12.2022
Frode Vasseth	0	545
Linda Vøllestad Westbye	0	5 302
Ingeborg Aase Fransson	0	0
Peter Olav Midthun	40	0
CEO		
Irene Flølo (on a contract basis; employed by the bank)	0	0

Intra-group transactions

	2022	2021
Interest received from Sparebanken Sogn og Fjordane	6 483	1 347
Interest paid to Sparebanken Sogn og Fjordane	94 911	17 343
Interest paid to Sparebanken Sogn og Fjordane on covered bonds	21 588	23 807
Services bought from Sparebanken Sogn og Fjordane	7 399	6 789
Deposits at Sparebanken Sogn og Fjordane	136 106	142 148
Liabilities to Sparebanken Sogn og Fjordane	4 318 520	1 149 260
Covered bonds held by Sparebanken Sogn og Fjordane	0	2 501 824

Bustadkreditt Sogn og Fjordane AS has no employees. An agreement has been signed with Sparebanken Sogn og Fjordane on the supply of loan servicing and administrative services. All of the Company's loans have been acquired from Sparebanken Sogn og Fjordane, and an agreement has been signed with the bank on the servicing of the portfolio. Bustadkreditt Sogn og Fjordane AS takes on all of the risk associated with the loans that it acquires from its parent. Bustadkreditt Sogn og Fjordane AS has been given access to good credit facilities with Sparebanken Sogn og Fjordane. These will allow it to make interest and principal payments to the owners of covered bonds, enable it to make advances to customers with flexible mortgages, provide bridge financing when loans are being transferred, and fund the necessary surplus in the cover pool.

Further details of the credit facilities
Bustadkreditt Sogn og Fjordane AS has five credit facilities with Sparebanken Sogn og Fjordane (SSF):

a) A NOK 4,000 million credit facility to be used to settle the purchase of mortgage loans from SSF. This is a revolving credit facility with a 15-month notice period on the part of SSF. Bustadkreditt Sogn og Fjordane AS can cancel or change the limit on the facility with SSF at 14 days' notice. At 31.12.2022, the amount drawn against the facility was NOK 1,730 million.

b) A credit agreement to ensure that owners of covered bonds will be paid even if the mortgage credit subsidiary is unable to meet its obligations. The limit on the facility at 31.12.2022 was NOK 727 million. Under the agreement, the obligations of the Bank relate to all payments due to the owners of the covered bonds over the coming year.

c) A credit facility that can be used to finance advances to customers with available credit within their flexible mortgages. At 31.12.2022, the limit on the facility was NOK 2,057 million.

d) A credit facility related to overcollateralisation. The facility shall only be used to buy loans for inclusion in the cover pool, and to buy instruments that qualify as part of a liquidity buffer. At 31.12.2022, the limit on the facility was NOK 1,715 million, but this limit depends on the volume of covered bonds issued at any given time.

e) A long-term credit facility. New loan as of 15.12.2022. The limit on the facility is NOK 1,000 million, which was fully drawn at 31.12.2022.

Note 21 Remuneration of senior management and the Board of Directors Transactions with related parties (cont.)

In addition to these five credit agreements, Bustadkreditt and Sparebanken Sogn og Fjordane have signed an ISDA agreement. The ISDA agreement regulates all derivative transactions between the parties. The ISDA agreement has the same structure as agreements between Sparebanken and external entities, which means that changes in the value of interest rate swaps are measured daily and there is an exchange of collateral. When fixed-rate covered bonds are issued, SSF hedges the relevant amount with an external party and then performs an internal swap with Bustadkreditt.

All agreements and transactions adhere to arm's length principles.

Note 22 Auditor's fee

	2022	2021
Statutory audit incl. VAT	120	99
Inspection fees incl. VAT	57	147
Other services not related to auditing incl. VAT	0	0
Total	**177**	**246**

Note 23 Tax expense

	2022	2021
Tax payable for the period	31 436	47 872
Excess tax provision for last year	0	0
Total tax payable	**31 436**	**47 872**
Change in deferred tax/tax assets		
Deferred tax relating to the origination and reversal of temporary differences	2 350	3 821
Total change in deferred tax/tax assets	**2 350**	**3 821**
Total tax expense	**33 786**	**51 692**
Reconciliation of expected tax expense with actual tax expense		
Profit/loss before taxation	152 698	234 966
Expected income tax applying nominal tax rate of 22%	33 594	51 692
Reduction in income tax	0	0
Shortfall in allocation last year	0	0
Other differences	192	0
Tax expense	**33 786**	**51 692**
Tax payable	31 436	47 872
Tax payable on balance sheet	**31 436**	**47 872**

BREAKDOWN OF THE TAX IMPACT OF TEMPORARY DIFFERENCES

	2022	2021
Deductible temporary differences		
Financial instruments	0	0
Income statement	57	72
Total deductible temporary differences	**57**	**72**
Taxable temporary differences		
Financial instruments	17 923	7 256
Income statement	0	0
Total taxable temporary differences	**17 923**	**7 256**
Net difference	**– 17 866**	**– 7 184**
Net deferred tax assets/tax (–) on the balance sheet	**– 3 930**	**– 1 581**

The tax rate for tax payable and deferred tax assets/liabilities was 22%, both in 2021 and 2022

Deferred tax assets are only recognised to the extent that it is probable that it will be possible to offset them against future taxable income.

Note 24 Classification of financial instruments

	2022		2021	
	CARRYING AMOUNT	FAIR VALUE	CARRYING AMOUNT	FAIR VALUE
Net loans and advances to credit institutions				
Total loans and advances to credit institutions measured at amortised cost	136 106	136 106	142 148	142 148
Total loans and advances to credit institutions	**136 106**	**136 106**	**142 148**	**142 148**
Bonds and commercial paper				
Commercial paper and bonds designated at fair value	207 384	207 384	233 145	233 145
Total bonds and other securities	**207 384**	**207 384**	**233 145**	**233 145**
Net loans to customers				
Gross loans and advances to customers measured at amortised cost	27 938 103	27 938 103	23 278 621	23 278 621
Gross loans and advances to customers measured at fair value	0	0	31 351	31 351
Total loans before individually and collectively assessed impairment provisions	**27 938 103**	**27 938 103**	**23 309 972**	**23 309 972**
– Individually assessed allowances	0	0	0	0
– Model-based allowances	– 21 587	– 21 587	– 10 158	– 10 158
Total net loans to customers	**27 916 516**	**27 916 516**	**23 299 814**	**23 299 814**
Other assets				
Financial derivatives, fair value	68 628	68 628	41 709	41 709
Other assets, amortised cost	0	0	0	0
Total other assets	**68 628**	**68 628**	**41 709**	**41 709**
Total financial assets	**28 328 634**	**28 328 634**	**23 716 815**	**23 716 815**
Financial assets grouped by category				
Financial assets designated at fair value	276 012	276 012	306 200	306 200
Financial assets measured at amortised cost, loans and advances	28 052 622	28 052 622	23 410 615	23 410 615
Total financial assets	**28 328 634**	**28 328 634**	**23 716 815**	**23 716 815**
Debt to credit institutions				
Loans and deposits from credit institutions measured at amortised cost	4 318 520	4 318 520	1 149 260	1 149 260
Total debt to credit institutions	**4 318 520**	**4 318 520**	**1 149 260**	**1 149 260**
Debt securities in issue				
Issued commercial paper and bonds measured at amortised cost	16 568 372	16 565 433	18 516 863	18 605 970
Issued commercial paper and bonds measured at fair value	4 783 983	4 783 983	2 012 472	2 012 472
Total debt securities in issue	**21 352 355**	**21 349 416**	**20 529 335**	**20 618 442**
Other financial liabilities				
Financial derivatives, fair value	340 847	340 847	30 151	30 151
Other debt measured at amortised cost	36 468	36 468	63 538	63 538
Total other financial liabilities	**377 315**	**377 315**	**93 689**	**93 689**
Total financial liabilities	**26 048 190**	**26 045 250**	**21 772 284**	**21 861 391**
Financial liabilities grouped by category				
Financial liabilities designated at fair value	5 124 830	5 124 830	2 042 623	2 042 623
Financial liabilities measured at amortised cost, loans and advances	20 923 360	20 920 420	19 729 660	19 818 767
Total financial liabilities	**26 048 190**	**26 045 250**	**21 772 284**	**21 861 391**

Note 25 Valuation of financial assets

Breakdown of financial assets measured at fair value

	Quoted prices and observable assumptions		Carrying amount	
	2022	2021	2022	2021
Finance, banking and insurance	101 432	120 309	101 432	120 309
Government and government-backed	105 952	112 835	105 952	112 835
Total	**207 384**	**233 145**	**207 384**	**233 145**

Valuation method

Norwegian bonds and securities are measured at fair value based on valuation techniques. The valuation techniques incorporate prices supplied by an external party.

Note 26 Commercial paper and bonds

	2022			2021		
Commercial paper and bonds at fair value through profit or loss	Commercial paper	Bonds	Total	Commercial paper	Bonds	Total
Commercial paper and bonds, carrying amount	0	207 384	207 384	0	233 145	233 145
Of which listed on a stock exchange	0	207 384	207 384	0	233 145	233 145
Face value	0	200 000	200 000	0	230 000	230 000
Distribution by sector						
Finance, banking and insurance	0	101 432	101 432	0	120 309	120 309
Government and government-backed	0	105 952	105 952	0	112 835	112 835
Total	**0**	**207 384**	**207 384**	**0**	**233 145**	**233 145**
Modified duration (years)	0,00	0,11	0,11	0,00	0,13	0,13
Weighted average effective interest rate at 31 Dec.	0,00 %	3,51 %	3,51 %	0,00 %	1,16 %	1,16 %
Maturity structure of investments in bonds and commercial paper (market value)						
2022	0	0	0	0	130 250	130 250
2023	0	0	0	0	102 895	102 895
2026	0	101 432	101 432	0	0	0
2027	0	105 952	105 952	0	0	0
TOTAL	**0**	**207 384**	**207 384**	**0**	**233 145**	**233 145**

All securities are NOK-denominated.

Note 27 Debt to credit institutions

	2022	2021
Total debt to credit inst. without an agreed term at amortised cost	0	0
Total debt to credit inst. with an agreed term at amortised cost	4 318 520	1 149 260
Total debt to credit institutions, measured at amortised cost	**4 318 520**	**1 149 260**

The Company has several agreements with Sparebanken Sogn og Fjordane regulating various matters relating to its operations and credit facilities. For further details about these agreements, please see Note 21.

Note 28 Debt securities in issue

	31.12.22	31.12.21
Commercial paper and other short-term borrowings	0	0
Bonds in issue at amortised cost	16 411 000	18 400 000
Own unamortised commercial paper/bonds, at amortised cost	0	0
Bonds in issue at fair value	5 025 000	2 000 000
Total debt securities in issue (face value)	**21 436 000**	**20 400 000**

Term to maturity

Remaining term to maturity (face value)		
2022	0	2 500 000
2023	2 011 000	2 500 000
2024	2 500 000	2 500 000
2025	3 000 000	3 000 000
2026	4 000 000	4 000 000
2027	4 900 000	3 900 000
2029	1 000 000	0
2030	1 000 000	500 000
2032	525 000	0
2033	1 000 000	500 000
2034	1 000 000	1 000 000
2037	500 000	0
Total	**21 436 000**	**20 400 000**

New borrowings in 2022	4 025 000
Repaid during the reporting period	2 989 000

2022

ISIN NUMBER	FACE VALUE	INTEREST RATE	SPREAD	MATURITY DATE *)	CARRYING AMOUNT 31.12.22
NO0010782543	2 011 000	3 MTH NIBOR	0,60 %	15.06.23	2 014 666
NO0010819170	2 500 000	3 MTH NIBOR	0,42 %	15.04.24	2 518 567
NO0010843311	3 000 000	3 MTH NIBOR	0,49 %	23.04.25	3 021 859
NO0010881048	4 000 000	3 MTH NIBOR	0,49 %	18.06.26	4 016 670
NO0011008377	4 000 000	3 MTH NIBOR	0,75 %	27.05.27	4 089 309
NO0010895329	900 000	3 MTH NIBOR	0,40 %	12.10.27	907 301
NO0012713553	1 000 000	4.140% FIXED-RATE		04.10.29	1 030 448
NO0010871643	1 000 000	2.300% FIXED-RATE		19.06.30	929 092
NO0012767963	525 000	3.800% FIXED-RATE		30.08.32	527 930
NO0010830524	1 000 000	2.675% FIXED-RATE		31.08.33	924 588
NO0010863772	1 000 000	2.040% FIXED-RATE		20.09.34	861 013
NO0012654476	500 000	3.720% FIXED-RATE		31.08.37	510 913
Total debt securities in issue					**21 352 355**

Note 28 Debt securities in issue, continued

2021

ISIN NUMBER	FACE VALUE	INTEREST RATE	SPREAD	MATURITY DATE *)	CARRYING AMOUNT 31.12.21
NO0010770019	2 500 000	3 MTH NIBOR	0,67 %	15.06.22	2 501 723
NO0010782543	2 500 000	3 MTH NIBOR	0,60 %	15.06.23	2 502 267
NO0010819170	2 500 000	3 MTH NIBOR	0,42 %	15.04.24	2 504 917
NO0010843311	3 000 000	3 MTH NIBOR	0,49 %	23.04.25	3 006 868
NO0010881048	4 000 000	3 MTH NIBOR	0,49 %	18.06.26	4 016 672
NO0011008377	3 000 000	3 MTH NIBOR	0,75 %	27.05.27	3 081 925
NO0010895329	900 000	3 MTH NIBOR	0,40 %	12.10.27	902 491
NO0010871643	500 000	2.300% FIXED-RATE		19.06.30	507 221
NO0010830524	500 000	2.675% FIXED-RATE		31.08.33	522 685
NO0010863772	1 000 000	2.040% FIXED-RATE		20.09.34	982 566
Total debt securities in issue					**20 529 335**

The tables show the agreed maturity date.
*) The terms of the loan allow for the maturity date to be extended by one year.
All of the loans are denominated in NOK.
All loan agreements are subject to standard loan terms.

Note 29 Other liabilities and provisions

	2022	2021
Accrued costs and advance income	6	5
Other liabilities	954	14 019
Loss allowance for undrawn credit facilities	142	62
Total other liabilities and provisions	**1 102**	**14 086**

Note 30 Off-balance-sheet obligations

The company has no off-balance-sheet obligations.

Note 31 Disputes

Bustadkreditt Sogn og Fjordane AS was not involved in any disputes in 2022.

Note 32 Share capital and shareholder information

At 31.12.2022, the Company's share capital was made up of the following classes of shares

	Number	Face value	Carrying amount (in NOK 000s)
Class A shares	21 500 000	100	2 150 000
Total	**21 500 000**		**2 150 000**

Ownership structure
Biggest shareholders in the Company at 31.12.2022

	Class A shares	Ownership interest	Share of voting rights
Sparebanken Sogn og Fjordane	21 500 000	100 %	100 %
Total number of shares	**21 500 000**	**100 %**	**100 %**

Neither the members of the Board of Directors nor the CEO own any shares or options.

Note 33 Financial derivatives

Bustadkreditt Sogn og Fjordane AS trades in financial derivatives in order to hedge and manage market risk and in conjunction with issuing fixed-rate bonds. It does not trade in foreign exchange contracts, so all of its financial derivatives are interest rate contracts. The contracts are measured at fair value.

		2022			2021	
	Total nominal values	Positive market value	Negative market value	Total nominal values	Positive market value	Negative market value
Interest rate contracts						
Swaps	5 025 000	68 628	340 847	2 000 000	41 709	30 151
Total financial derivatives	**5 025 000**	**68 628**	**340 847**	**2 000 000**	**41 709**	**30 151**

Note 34 Hedge accounting

Bustadkreditt Sogn og Fjordane AS uses hedge accounting for fixed-rate debt securities in issue. The aim is to counteract fluctuations in the value of the bond in issue. The hedged item (the bond in issue) is measured at fair value through "Net gains/losses on financial instruments" and the hedging instrument (the derivative) is measured at fair value with changes in value recognised through "Net gains/losses on financial instruments".

Sparebanken Sogn og Fjordane is the counterparty to all of the derivatives contracts, and there is an ISDA master agreement between the parties governing all of their derivatives trading. Within this framework, changes in the value of derivative contracts are measured daily and collateral is exchanged between the parties in the event of any fluctuations, in order to reduce the risks for both parties.

At 31.12.2022, hedge accounting is used for eleven hedge relationships where the hedged item and hedging instrument are closely related through being subject to exactly the same terms and conditions (interest rate, term to maturity, face value). The hedge effectiveness has been calculated based on 1% shifts in the yield curve and what the impact on profit of this would be.

	2022	2021
Hedging instrument		
Nominal opening value	5 025 000	2 000 000
Change in value (+gain/-loss)	**232 221**	**112 672**
Hedged item		
Nominal opening value	5 025 000	2 000 000
Change in value (+gain/-loss)	***– 224 601***	***– 112 864***
Net change in value – hedge ineffectiveness (+gain/-loss	**7 620**	**– 192**
Hedge ratio	***100,00 %***	***100,00 %***
Weighted hedge effectiveness	***104,28 %***	***103,47 %***

Hedge accounting has been used for the following covered bonds and their associated hedging instruments

	Nominal value	Remaining term to maturity
SSFBK15PRO		
Hedged item	1 000 000	31.08.2033
Hedging instrument	1 000 000	31.08.2033
SSFBK17PRO (split in three tranches)		
Hedged item	1 000 000	20.09.2034
Hedging instrument	1 000 000	20.09.2034
SSFBK18PRO		
Hedged item	1 000 000	19.06.2030
Hedging instrument	1 000 000	19.06.2030
SSFBK22PRO		
Hedged item	500 000	31.08.2037
Hedging instrument	500 000	31.08.2037
SSFBK23PRO		
Hedged item	1 000 000	04.10.2029
Hedging instrument	1 000 000	04.10.2029
SSFBK24PRO		
Hedged item	525 000	30.08.2032
Hedging instrument	525 000	30.08.2032

DECLARATION BY THE BOARD OF DIRECTORS AND CEO

We declare that, to the best of our knowledge, the financial statements for 2022 have been prepared in accordance with current accounting standards, and that the information contained therein provides a true picture of the assets, liabilities, financial position and results of the Company. The Board believes that the annual report gives a true picture of the performance, results and financial position of the Company, and assesses the most important areas of uncertainty and potential risks it faces.

Førde, 7 February 2023
The Board of Directors of Bustadkreditt Sogn og Fjordane AS

Frode Vasseth
Chair

Linda Vøllestad Westbye

Ingeborg Aase Fransson

Peter Midthun

Irene Flølo
CEO

Deloitte.

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To the General Meeting of Bustadkreditt Sogn og Fjordane AS

INDEPENDENT AUDITOR'S REPORT

Opinion
We have audited the financial statements of Bustadkreditt Sogn og Fjordane AS (the Company), which comprise the balance sheet as at 31 December 2022, the income statement, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion

- the financial statements comply with applicable statutory requirements, and
- the financial statements give a true and fair view of the financial position of the Company as at 31 December 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by EU.

Our opinion is consistent with our additional report to the Audit Committee.

Basis for Opinion
We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company as required by relevant laws and regulations in Norway and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

To the best of our knowledge and belief, no prohibited non-audit services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided.

We have been the auditor of the Company for six years from the election by the general meeting of the shareholders on May 5 of 2017 for the accounting year 2017.

Key Audit Matters
Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

IT-systems and internal controls relevant for financial reporting

Key Audit Matter	How the matter was addressed in the audit
The IT systems within Bustadkreditt Sogn og Fjordane AS ("Bustadkreditt") are key in the accounting and reporting of completed transactions, in obtaining the basis for key estimates and calculations, and in obtaining relevant information to be disclosed. The IT systems are mainly standardized, and the management and operation of the systems are to a great extent outsourced to external service providers. Proper management and control of these IT systems both from Bustadkreditt and their service providers are of high importance in order to ensure precise, complete and reliable financial reporting, and this area is therefore considered to be a key audit matter.	Bustadkreditt has established a general governance model and internal controls on their IT systems. We have obtained an understanding of Bustadkreditt's IT governance model relevant for financial reporting. We assessed and tested the design of selected internal control activities relevant for financial reporting, including selected controls related to IT operations, change management and information security. For a sample of these controls, we tested their operating effectiveness in the reporting period. We considered the third-party attestation report (ISAE 3402 Report) from Bustadkreditt's core system service provider, focusing on whether they had adequate internal controls on areas that are of importance to the financial reporting of Bustadkreditt. We also considered the third-party attestation report (ISRS 4400 Agreed-upon procedures) from to the core system service provider focusing on whether selected automated control activities in the IT-systems, including among others the calculation of interests and fees and selected system generated reports, were adequately designed and implemented in the period. We have engaged our internal IT experts in the work related to understanding the governance model on IT and in assessing and testing the internal control activities.

Other Information

The Board of Directors and the Managing Director (management) are responsible for the information in the Board of Directors' report and the other information accompanying the financial statements. The other information comprises information in the annual report, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the information in the Board of Directors' report nor the other information accompanying the financial statements.

In connection with our audit of the financial statements, our responsibility is to read the Board of Directors' report and the other information accompanying the financial statements. The purpose is to consider if there is material inconsistency between the Board of Directors' report and the other information accompanying the financial statements and the financial statements or our knowledge obtained in the audit, or whether the Board of Directors' report and the other information accompanying the financial statements otherwise appear to be materially misstated. We are required to report if there is a material misstatement in the Board of Directors' report or the other information accompanying the financial statements. We have nothing to report in this regard.

Based on our knowledge obtained in the audit, it is our opinion that the Board of Directors' report

- is consistent with the financial statements and
- contains the information required by applicable statutory requirements.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error. We design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- conclude on the appropriateness of management's use of the going concern basis of accounting, and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Florø, 7 February 2023
Deloitte AS

Rune Norstrand Olsen
State Authorised Public Accountant

Note: This translation from Norwegian has been prepared for information purposes only.

Information about the company

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TEL. NO.	+47 57 82 97 00
ORGANISATION NUMBER	946 917 990

MANAGEMENT

Irene Flølo	CEO

BOARD OF DIRECTORS

Frode Vasseth	Chair
Linda Vøllestad Westbye	Board member
Ingeborg Aase Fransson	Board member
Peter Midthun	Board member

CONTACT PERSON
Irene Flølo, CEO
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